



Silverthorn Gardens, North Chingford E4 8BW

Coultons are delighted to bring to the market a superbly extended four bedroomed Semi Detached family home located in a quiet no through road within easy reach of local amenities and transport links.

Asking Price Of £685,000

- Three Bedroom Semi Detached Property
- Two Separate Reception Rooms
- 19FT Spacious Conservatory
- Spacious Hallway / Ground Floor Study
- Off Street Parking / Garage
- 100FT Approx. Generous Rear Garden



Property Description

Occupying a quiet and peaceful cul de sac position the property boasts many features to include a two reception rooms, the second of which is open with the kitchen area, a good size study facing the front aspect, a bright and airy conservatory, and a great size family bathroom all situated on the ground floor. First floor accommodation comprises of a lovely layout with all four bedrooms coming off a spacious landing area, and a shower room.

The ground floor study could offer flexible accommodation for larger families, particularly those with an elderly parent or older children as there is also a very spacious bathroom situated on the ground floor which comes off the hallway. As a result this property could easily be classed as a five bedroom house since the study was one of the original bedrooms in the property. All of the houses on Silverthorn Gardens were originally designed and built with a ground floor bedroom.

The property was extensively extended and modified by the current owners on the first floor level and offers further scope to extend, subject to the usual planning consents, on the ground floor.

The attached garage is very spacious in size, currently set up

as a work shop and storage space. The access to the garage is both via the garden and through the shared driveway. There is off street parking available on the front driveway.

The delightful rear garden is approximately 100FT in depth, bordered with mature tree and shrub borders and split into separate seating areas. There is a summer house situated at the end of the lovely garden which has its own decked patio.

For parents concerned about schools, Chingford Church of England Primary School, Parkside Primary School and Whitehall Primary School are all rated "Good" by Ofsted. Chingford Foundation Sixth Form College is currently rated outstanding by Ofsted.

This really is an impressive property that ticks all right the boxes making it a desirable family home in a sought after area with a strong family presence.

Please call our sales team to arrange a viewing appointment.

ENTRANCE PORCH

ENTRANCE HALL

Wood strip flooring, picture rail, coved to ceiling, doors to study, reception one and two and bathroom, stairs to first floor

RECEPTION ROOM ONE

Double glazed stained glass leaded light windows to front and side aspects, wood strip flooring, radiator, picture rail

RECEPTION ROOM TWO

Wood strip Flooring, picture rail, radiator, coved to ceiling, door to kitchen

KITCHEN

Double glazed stained glass leaded light windows to rear aspect, a range of wall and base units, space for gas range, splash back tiling, stainless steel sink unit with mixer taps, space and plumbing for washing machine, dish washer, wall mounted boiler, tiled flooring

CONSERVATORY

Double glazed throughout, wall and base units, space for American fridge freezer, tiled flooring

GROUND FLOOR BATHROOM

Three piece suite comprising tiled enclosed bath, low flush W.C. vanity hand wash basin, opaque double glazed window, heated towel rail, tiled walls, vinyl flooring.

FIRST FLOOR LANDING

Carpeted, doors to all bedrooms and shower room

MASTER BEDROOM

Double glazed stained glass leaded light windows to front aspect, carpeted, radiator

BEDROOM TWO

Double glazed stained glass leaded light windows, picture rail, radiator, wooden flooring

BEDROOM THREE

Double glazed stained glass leaded light windows, radiator, carpeted, picture rail, built in wardrobes

BEDROOM FOUR

Double glazed stained glass leaded light windows, radiator, carpeted, shelving, picture rail

SHOWER ROOM

Shower Cubide, full tiled walls, wooden flooring, low level flush WC, vanity with hand wash basin, heated towel rail, opaque double glazed windows

PRIVATE DRIVEWAY

Provides off street parking for two vehicles

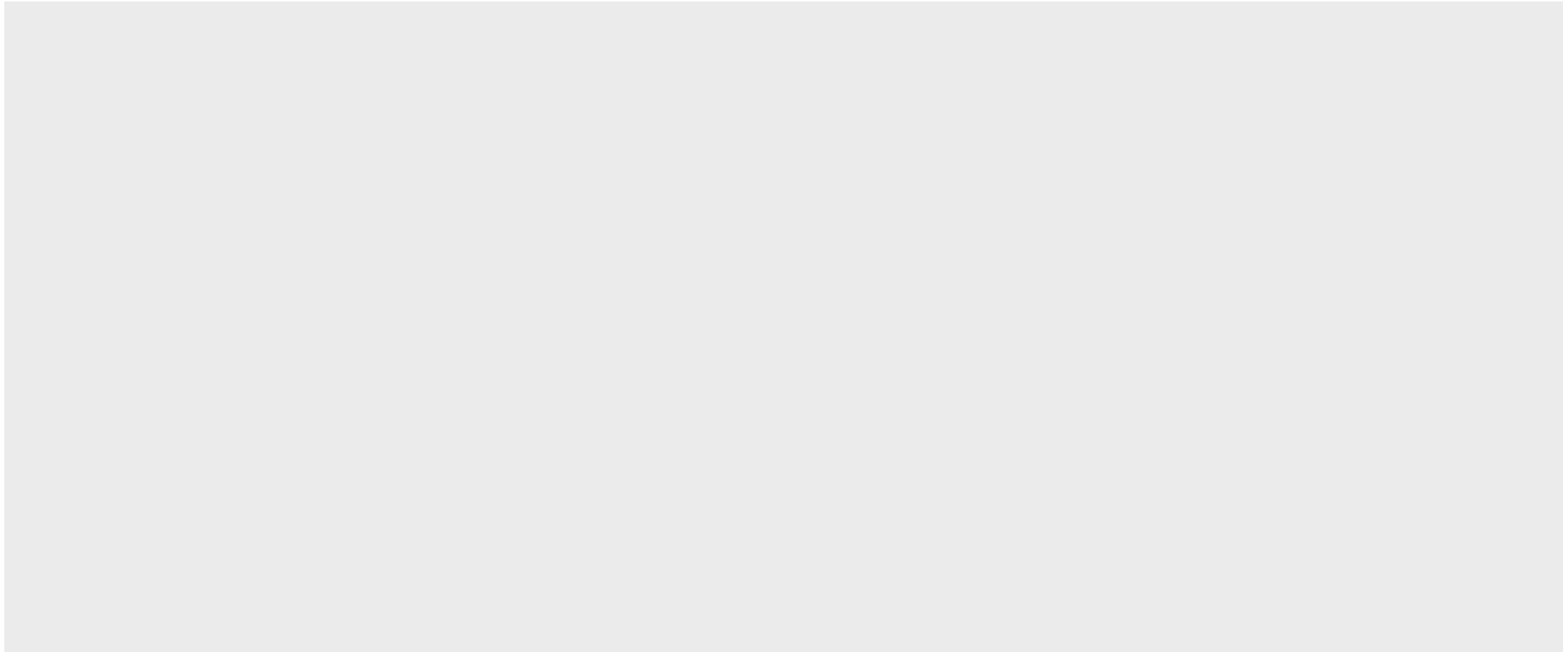
GARAGE

Access via shared driveway

REAR GARDEN

Generous rear garden measuring approx. 100FT in depth. Mainly laid to lawn, paved patio area, mature tree and shrub borders, secure gated side access. Summer house situated to the rear with its own covered decked patio area







Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

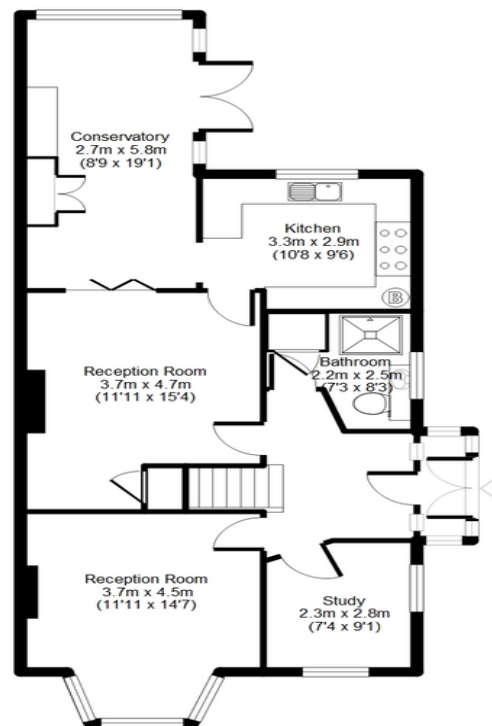
Strictly by appointment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

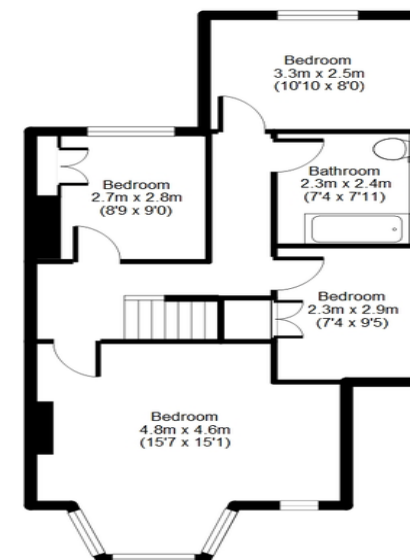
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			81
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Silverthorn Gardens, Chingford, E4

APPROX GROSS INTERNAL FLOOR AREA: 1398 sq. ft / 130 sq. m



Ground Floor



First Floor



Coultons Chingford

020 8090 0860 | sales@coultons.co.uk

26 Station Road, Chingford, London, E4 73E

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,000 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.