



College Gardens North Chingford E4 7LP

Coultons are privileged to offer for sale this attractive, sympathetically restored semi-detached Mock Tudor home. The property is arranged over three floors and is beautifully appointed in this prestigious tree-lined street. Composed of an inviting reception hall leading to a down stairs w/c with Victorian vanity, front reception room with fireplace and wall mounted Tv, open plan living room opening up into a stunning modern high gloss kitchen/dining area complemented with central island, white granite worktops, and feature brick wall, utility room housing washing machine and tumble dryer, four metre retractable bi-fold doors leading onto a beautiful south facing garden which has been wonderfully designed and offering very little ongoing maintenance.

Asking Price Of £725,000

- Extended Four Bedroom Semi Detached Family Home
- Open Plan Kitchen with Bi-fold Doors to Garden
- Downstairs Cloakroom
- En-suite To Master Bedroom



Property Description

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The first floor comprises of two double bedrooms as well as a single bedroom currently being used as an office and stunning newly fitted bathroom suite. The second floor boasts a wonderfully designed Dorma loft room with elegant distressed wooden floors, exposed white brick wall and aluminium doors opening onto a glass Juliette balcony with far reaching views. The en-suite cleverly features behind a sliding door with a sumptuous wooden tile and brick effect finish.

This Stunning property is located within the catchment area of a number of popular primary and secondary schools and is only a short walk away from the delights of North Chingford Station Road providing a mix of national and independent retailers and Chingford Station over ground station providing swift access into the city. Close by, you will find the open green spaces of Chingford Green and Ridgeway Park offering numerous activities and child's train ride.

ENTRANCE

Via double doors into

HALLWAY

Wooden flooring, doors to reception one, two, under stairs cupboard, downstairs cloakroom

RECEPTION ROOM ONE

Double glazed bay window to front aspect, feature fireplace, radiator, wooden flooring, coved to ceiling, spotlights.

DOWNSTAIRS CLOAKROOM

Obscured double glazed window to side aspect, tiled flooring, low level flush WC, wash hand basin, coved to ceiling, towel warmer.

RECEPTION ROOM TWO

Feature fireplace, wooden flooring, radiator, coved to ceiling, spotlights, walkway to ,

KITCHEN/DINER

The kitchen comprises of both wall and base units with square edge composite work surfaces, integrated fridge and freezer, dishwasher, double oven and microwave. The large kitchen island comprises of an undemount stainless steel sink unit with mono bloc mixer tap, electric hob and stylish ceiling mounted extractor fan, tiled splashback, tiled floors benefitting from underfloor heating, skylight, large bi fold doors to rear garden, door to utility room

UTILITY ROOM

Space and plumbing for washer, dryer, ample shelving, wall hung Vaillant combi boiler.

FIRST FLOOR LANDING

Double glazed window to side aspect, doors to bedrooms one, two, three and family bathroom, stairs to 2nd floor, wooden flooring.

BEDROOM ONE

Double glazed bay window to front aspect, fitted wardrobes, wooden flooring, radiator, spotlights.

BEDROOM TWO

Double glazed bay window to rear aspect, wooden flooring, radiator, spotlights, coved to ceiling.

BEDROOM THREE

Double glazed bay window to front aspect, wooden flooring, radiator, spotlights.

FAMILY BATHROOM

The family bathroom comprises of a four piece suite, low level flush wc, wash hand basin, shower cubicle, panel enclosed bath with mixer taps, tiled flooring, tiled walls, towel warmer, obscured double glazed window to rear aspect, extractor fan.

BEDROOM FOUR

Double glazed window and French doors to Juliet balcony, wooden flooring, radiator, ample fitted wardrobes, door to

ENSUITE

obscured double glazed window to rear aspect, extractor fan. Low level flush WC, shower cubicle, wash hand basin, tiled flooring, tiled walls, towel warmer, spotlights.

REAR GARDEN

The rear garden is mainly laid to an artificial lawn with mature borders, large patio seating area, outside lights, and cold water tap. Double gate to side of house.

SUMMER HOUSE

Electricity and lighting.







Tenure

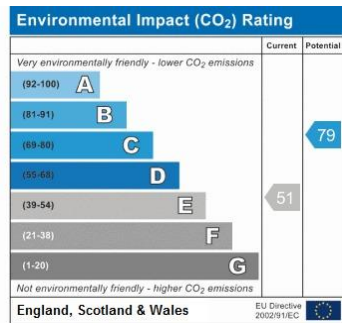
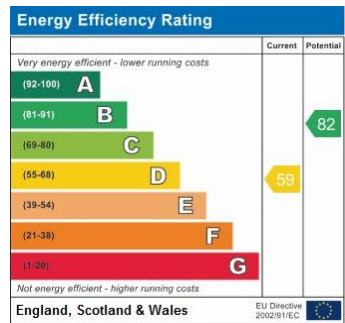
Freehold

Council Tax Band

E

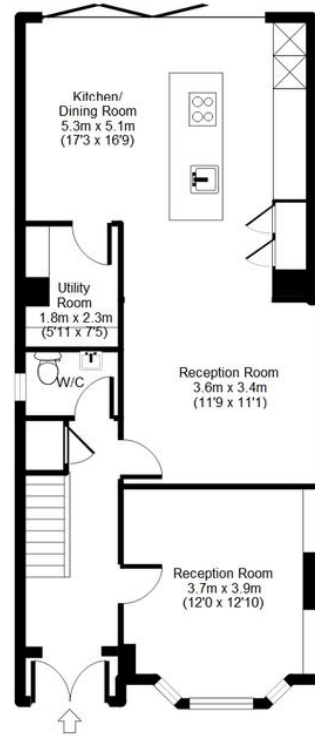
Viewing Arrangements

Strictly by appointment

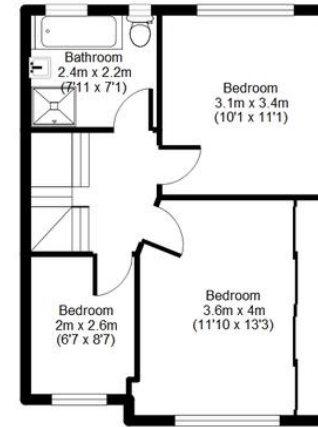


College Gardens, North Chingford, E4

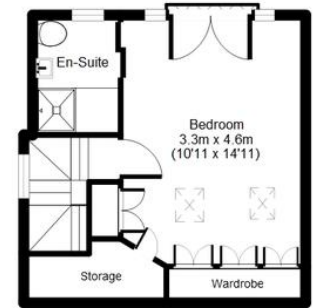
APPROX GROSS INTERNAL FLOOR AREA: 1427 sq. ft / 133 sq. m



Ground Floor



First Floor



Second Floor

For identification purposes only. Measurements are approx and not to scale.



Coultons Chingford

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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 £125,001 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.