



## Fairlight Avenue North Chingford E4 6PA

Coultons are delighted to bring to the market this exceptional 1930's style bay fronted family residence offering spacious and comfortable accommodation throughout. Accommodation comprises three bedrooms and a family shower room located on the first floor level with a fourth bedroom and ensuite to the master bedroom on the 2nd floor. The ground floor comprises of an extended kitchen with a large through lounge both having access to the well landscaped rear garden.

## Asking Price Of £650,000

- Four Bedroom Semi Detached family Home
- Ensuite To master Bedroom
- Landscaped Rear Garden
- Large through Lounge
- Extended Kitchen





## Property Description

The mature rear garden is landscaped and beautifully maintained. There are two patio areas to enjoy and a well manicured lawn area ideal for a family. There is shared side access to the rear garden.

The detached garage is a superb size and has electricity and lighting. There is ample off street parking for vehicles to the front of the property on the private driveway.

The property is conveniently located for Chingford station (TFL zone 5) and Highams Park (TFL zone 4) providing direct access into the City, London Liverpool Street is only 25 minutes away. It is also within walking distance of Station Road with its array of quality restaurants, bars, cafe's and amenities.

This is an area with a strong family presence. There are some excellent schools, both Primary and secondary, to choose from making this an ideal property for families or professionals looking to commute to work.

North Chingford is a leafy and desirable area to live with the Epping forest, Connaught water lake, Chingford plain open spaces, and King George's Reservoir all being on the doorstep of this charming red brick property.

Strictly by appointment only. Please call vendors sole agent Coultons on 020 80900 860 to arrange a viewing appointment.

### ENTRANCE HALL

Double glazed windows to front and side aspect, laminate flooring, radiator, stairs to first floor, door to through lounge, under stairs cupboard and kitchen, coved to ceiling.

### THROUGH LOUNGE

Double glazed bay window to the front aspect, double glazed French doors to rear garden, laminate flooring, radiator, coved to ceiling, picture rails, ceiling fans

### KITCHEN

Double glazed windows to side and rear aspect, double glazed door to rear. The kitchen comprises of both wall and base units, rounded edge work surfaces, space and plumbing for American fridge freezer, plumbing for washing machine, dryer, dish washer, electric range cooker, composite sink unit sink with mixer taps, tiled walls, tiled floor, splash guard, stainless steel extractor hood.

### FIRST FLOOR LANDING

Double glazed window to side, cupboard housing boiler, laminate flooring, doors to bedroom one, two, three and family shower room, stairs to second floor

### BEDROOM ONE

Double glazed window to front, laminate flooring, feature fireplace, coved to ceiling, picture rail, radiator

### BEDROOM TWO

Double glazed window to rear, laminate flooring, fitted wardrobe, coved to ceiling

### BEDROOM THREE

Double glazed window to side & front, laminate flooring, coved to ceiling

### FAMILY SHOWER ROOM

Double glazed window to the front and side, low level WC, hand wash basin, shower cubicle with built in steam, radio, and multi jet system, tiled walls, tiled floor, radiator, spotlights, extractor fan.

### SECOND FLOOR LANDING

Double glazed windows to side, storage cupboard, cove to ceiling

### BEDROOM FOUR

Double glazed windows to rear aspect, Velux window to front eaves, storage, radiator, laminate floor



#### ENSUITE

Double glazed window to rear, shower cubicle, low level WC, hand wash basin, tiled floor, tiled walls, extractor fan.

#### REAR GARDEN

Part paved to shared drive, door to garage, raised bedding, with mature borders, timed irrigation system, lawn area, outside tap, LED outside lights

#### DETACHED GARAGE

Up and over doors, driveway and lighting

#### FRONT

Off street parking for two cars, block paved











## Tenure

Freehold

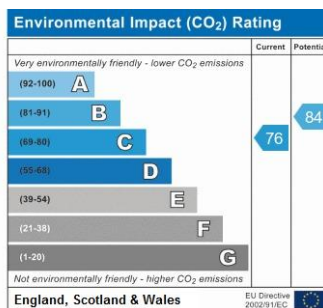
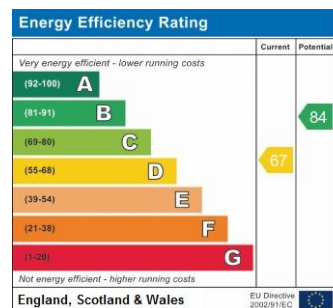
## Council Tax Band

E

## Viewing Arrangements

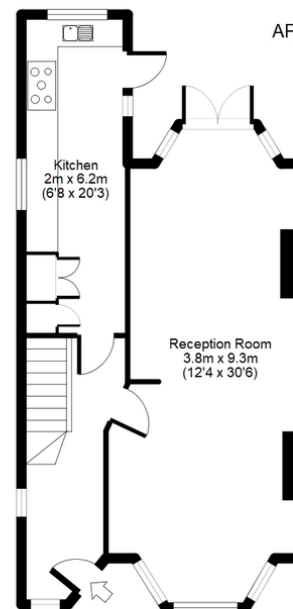
Strictly by appointment

## EPC Graph

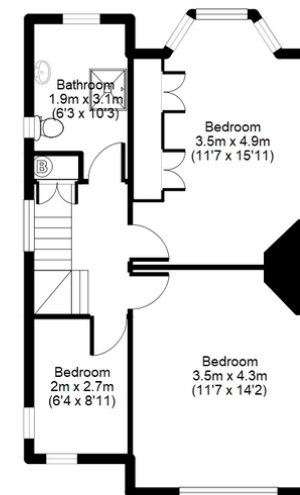


## Fairlight Avenue, Chingford, E4

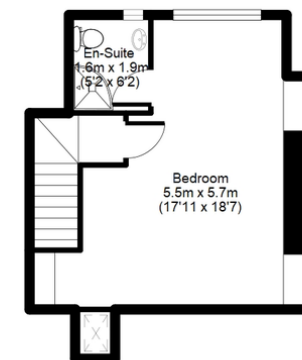
APPROX GROSS INTERNAL FLOOR AREA: 1389 sq. ft / 129 sq. m



Ground Floor



First Floor



Second Floor

For identification purposes only  
Measurements are approx and not to scale



**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 £125,001 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.