



Brindwood Road, Chingford, London E4 8BD

Coultons are privileged to bring to the open market a most impressive and substantial five bedroom Semi Detached residence located in a sought after quiet turning popular with families. Substantial Double Fronted Quadruple Bay Property

Asking Price Of £750,000

- Substantial 2234 SQ FT Five Bedroom Semi Detached Family Residence
- Impressive 30ft Kitchen/Diner
- Through Lounge Plus 19ft Family Room
- Double Fronted Quadruple Bay Property
- Secure Gated Off Street Parking



Property Description

The property is truly exceptional and one of a kind in both layout and size, boasting spacious accommodation and excellent decorative order throughout. The house was originally built around 1930 but it was completely rebuilt in 2009 only retaining the three external walls of the original house.

It was extended with a great deal of thought and careful planning to create the exceptionally spacious family home it is today. Electrical installations and plumbing are also new from 2009 with the entire property designed with under floor heating on all two levels; the efficient design of the heating system results in there only being one radiator located in the family room on the ground floor level.

The original foot print of the house was extended to the side by 4.5 meters and by 3.5 meters to the rear. The impressive kitchen/dining area measures 9.2 meters wide, boasting 7.5 meter sliding doors that completely open up to the garden. The bespoke design handmade kitchen cabinets, appliances such as four ovens, plus a microwave oven, a well equipped chef's gas hob with two wok burners and a pop up push mechanism down draft extractor are only some of the unique features of this very special property! The kitchen also benefits from two

double ovens.

The overall square footage of this phenomenal home is a whopping 2234 square feet, that is 208sq meters. If you are looking for a spacious property look no further.

Immense thought and precision has gone into the planning and execution of this unique family home by its present owners; for example the fifth bedroom on the top level has been set up with all of the facilities in place to convert very easily to a Bath/shower room if so wished. The lovely turret bay windows on the ground and first floor levels forming part of the internal hallway and first floor landing add a certain charm and appeal with both bays providing flexible usage as a study area or a therapeutic spot to relax in, particularly on the first floor level which has lovely panoramic views across the Kings George's Reservoir and beyond. So if you're looking for the perfect relaxation spot on a Sunday morning/afternoon with a cuppa in hand a good book this is the one cosy corner of the property you could unwind in.

This beautifully appointed family home is located within an area of outstanding natural beauty, with local parks, lakes and the Capital's largest open space, the enchanting Epping Forest situated on the doorstep.

The lovely two tier rear garden is landscaped, well manicured, and offers a large number of attractive colourful plants beautifully potted and planted around the space. There is a good size summer house situated at the back of the garden providing flexible use as home office, work shop or home gymnasium area benefiting from separate access points via the side gate and the gate at the end of the garden. This is a wide gate which also provided access to the secure off street parking space located next to the summer house.

For parents concerned about schools, there are some excellent schools to choose from. Parkside Primary School, Larkwood Primary School, and Chase Lane Primary Schools are all highly regarded in the area. Heathcote School and Science College and Chingford Foundation secondary Schools also well regarded. Chingford Foundation Sixth Form College is currently rated outstanding by Ofsted.

The property is ideally located for Chingford Mount and Station Road, giving access to a wide variety of local amenities and great transport links with access to central London in approximately 25 minutes.

Please call our sales team to arrange a viewing appointment.

ENTRANCE PORCH

FAMILY ROOM

Double glazed windows to front aspect, radiator, white oak engineered American wood flooring, accent ceiling lights, underfloor heating.

KITCHEN/DINER

Bespoke made kitchen cabinets with soft closed drawers, two sets of integrated double ovens, integrated microwave oven, integrated fridge/freezer, stainless steel round sink bowl with mixer tap fitted into island, six burner gas stainless steel hob with pop up extractor fan, two wok burners, resin set round edge work surfaces, granite trivet. A second stainless steel square sink unit with mixer tap, space and plumbing for dishwasher. White oak engineered American wood flooring, underfloor heating, 7.5 metre approx. sliding double glazed doors leading out to decked patio area.

THROUGH RECEPTION ROOM

Walnut finish engineered American oak wood flooring, fitted bookcase units, double glazed bay window to front aspect, fitted shelving unit into recess, wired for surround sound system, double glazed door leading to kitchen area, underfloor heating.

INTERNAL HALLWAY

White oak engineered American wood flooring, bespoke made storage units housing electric and gas meters. Double glazed turret bay windows to front aspect, double glazed door within turret providing access to front garden, underfloor heating.

UTILITY ROOM/GROUND FLOOR GUEST CLOAKROOM

Wall hung soft close WC, plumbed for washing machine, wall and base fitted bespoke storage cabinets, resin flooring, stainless steel sink unit with mixer tap, concealed control box containing loops for underfloor heating throughout the property.

FIRST FLOOR LANDING

White American oak engineered wood flooring, double glazed turret bay window with views over the King George's Reservoir, access to bedrooms one, two and three and family bathroom, underfloor heating, Bespoke oak stairs with custom made stainless steel balustrading

MASTER BEDROOM

Double glazed window to front aspect, walnut finish American Walnut engineered flooring, underfloor heating, access to en suite shower room

EN SUITE SHOWER ROOM

Double shower cubicle, rustic steel effect, porcelain tile flooring, wall hung WC, floating vanity unit with granite worktop and inset hand wash basin, heated towel rail, bespoke floating storage unit, underfloor heating.

BEDROOM TWO

Double glazed bay window to front aspect, white American oak engineered flooring, underfloor heating.

BEDROOM THREE

double glazed window to rear aspect, floor to ceiling fitted wardrobes, white American oak engineered flooring, underfloor heating.

FAMILY BATHROOM

Floating vanity unit with fossil travertine marble worktop with inset hand wash basin, pull out storage below, heated towel rail, opaque double glazed window, bespoke made floating storage cupboard, wall hung WC, underfloor heating.

SECOND FLOOR LANDING

Skylight window, black slate effect flooring, access to bedroom four and five, no underfloor heating required on this level.

BEDROOM FOUR

Black slate effect flooring, two skylight windows, further double glazed windows to rear aspect, (no underfloor heating) heating provided from insitu floor standing boiler.

BEDROOM 5

Black slate effect flooring, double glazed windows to rear access, **no underfloor heating**. This room has been set up with facilities in place to convert to a **Bath/shower** room for bedroom four, but is currently set up as a single room.





REAR GARDEN

Decked patio area, beautifully landscaped and manicured garden with a large range of colourful plants, steps leading up to elevated further decked and gravel patio areas, perfect for barbeques and summer parties. Secure gated side access to garden, additional secure gated wide rear access to parking area.

GARDEN ROOM / STUDIO

Wood effect laminate flooring, sliding double glazed doors, insulated walls and roof.

OFF STREET PARKING

Car parking space situated to the rear of the garden provides secure gated off road parking for one vehicle.



Tenure

Freehold

Council Tax Band

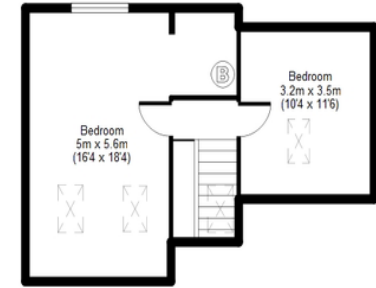
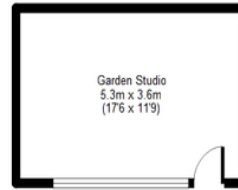
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Viewing Arrangements

Strictly by appointment

Brindwood Road, Chingford, E4

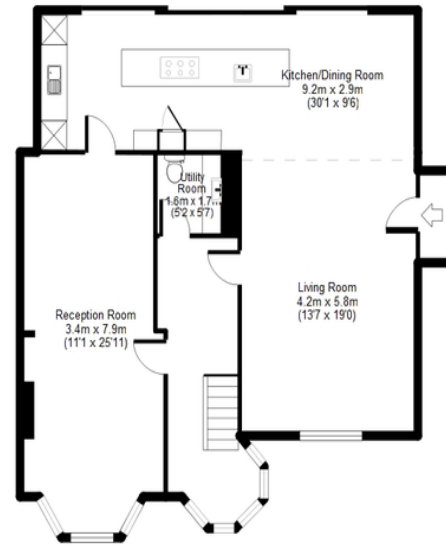
APPROX GROSS INTERNAL FLOOR AREA: 2234 sq. ft / 208 sq. m inc Garden Studio



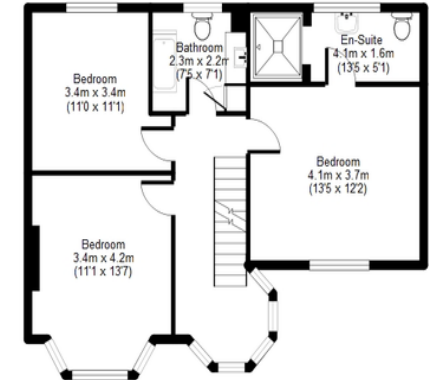
Second Floor

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(50-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	84



Ground Floor



First Floor

For identification purposes only
Measurements are approx and not



Coultons Chingford

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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.