

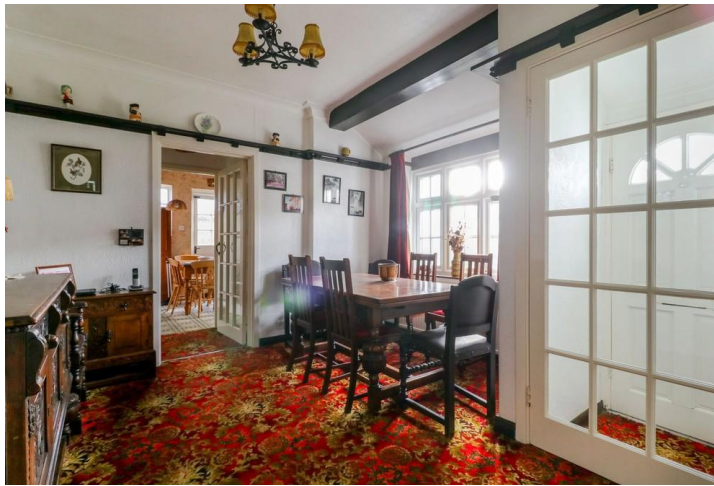


## Connaught Avenue, North Chingford London E4 7AP

Coultons are delighted to offer, a rare visitor to the market, this superb Detached bungalow offering excellent scope to develop subject to planning permission.

## Asking Price Of £925,000

- Development Opportunity
- Two Bedroom Detached Bungalow
- No Onward Chain
- Spacious Accommodation Throughout
- Highly Sought After Prestigious Location



## Property Description

\*\*\*No onward chain.

This exceptional property is situated on the prestigious Connaught Avenue, a cul de sac position that leads onto the stunning Epping Forest open spaces. The impressive double fronted detached property is also located within a short walk of Chingford over ground station and the vibrant high street offering cafes, restaurants, boutiques and bars

Connaught Avenue is a truly desirable location close to the wonderful and extensive range of local shops and amenities coupled the surrounding green spaces, lakes and reservoir, it is a walker's paradise. Chingford mainline station (TFL zone 5) is approximately a 25 minute journey to London Liverpool St which interchanges with the Victoria line at Walthamstow, whilst motorists can find good access onto the A406 and many bus routes, some direct to Stratford City and the new Olympic Park and Westfield shopping centre.

Internal accommodation comprises of two good size bedrooms, spacious lounge, separate dining room, a bright and airy kitchen/breakfast room and an attached garage. Externally there is a generous rear garden and spacious front gardens providing further scope to create additional off street

parking STPP.

There are many well regarded schools locally, both state and private.

Viewings are highly recommended and can be arranged via the vendors' sole agents, Coultons.

### ENTRANCE HALLWAY

### DINING ROOM

Carpeted, ceiling rose and double glazed windows to the front aspect, radiator, door to the garage, door to the internal hallway and a door to the living room.

### RECEPTION ROOM

Carpeted, radiator, single glazed double patio doors to the garden, single glazed window to the side aspect, feature brick built fire place.

### INTERNAL HALLWAY

Carpeted, radiator, access to all rooms.

### KITCHEN/DINER

A range of wall and base units, double aspect double glazed windows to front side and side aspects, space for fridge, vinyl

flooring, door to side patio area, spotlights.

### BATHROOM

Panelled bath, wash basin, windows

### MASTER BEDROOM

Windows to rear aspect, carpeted, radiator, door to patio area.

### SEPARATE WC

Low level flush WC, windows

### BEDROOM 2

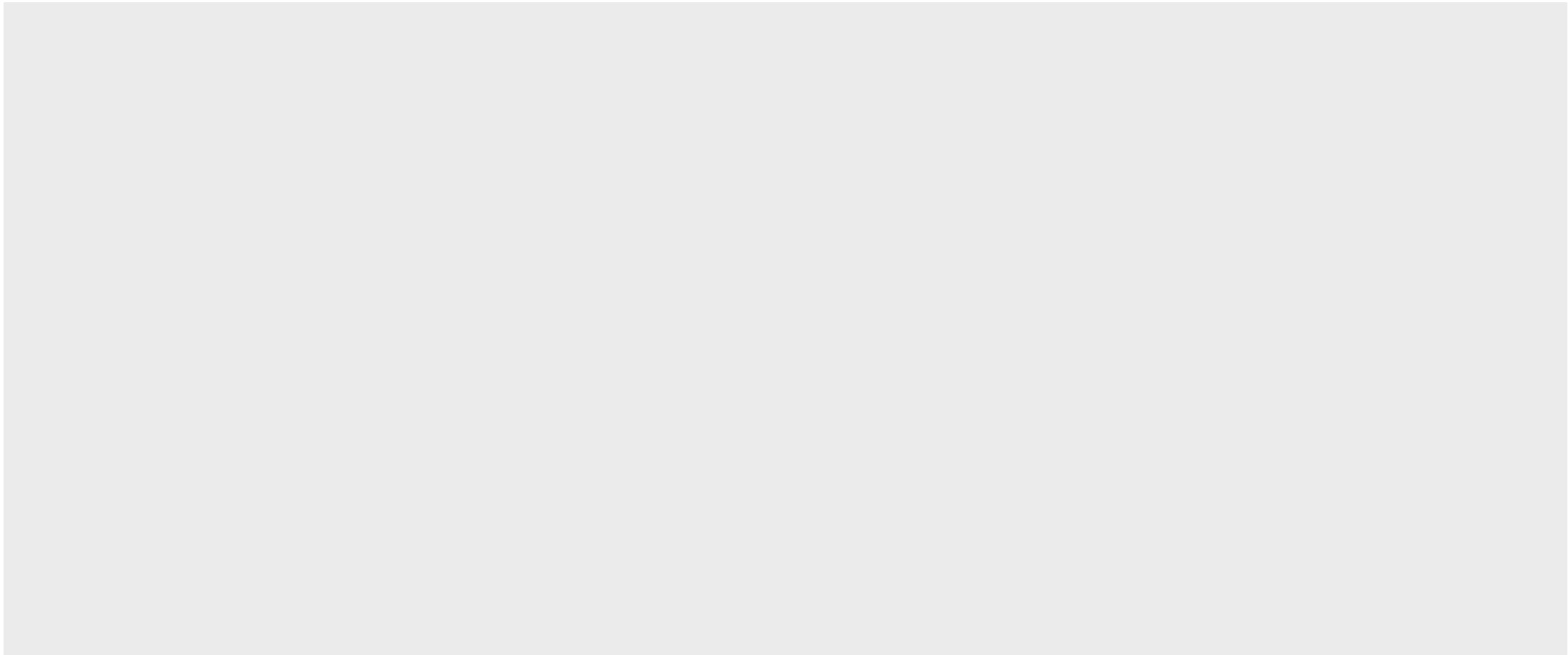
Windows to rear aspect, carpeted, radiator.

### INTEGRAL GARAGE

Private driveway providing off street parking

### REAR GARDEN

Patio area, mainly laid to lawn, mature rear garden with trees and flower bed borders.







Tenure

Freehold

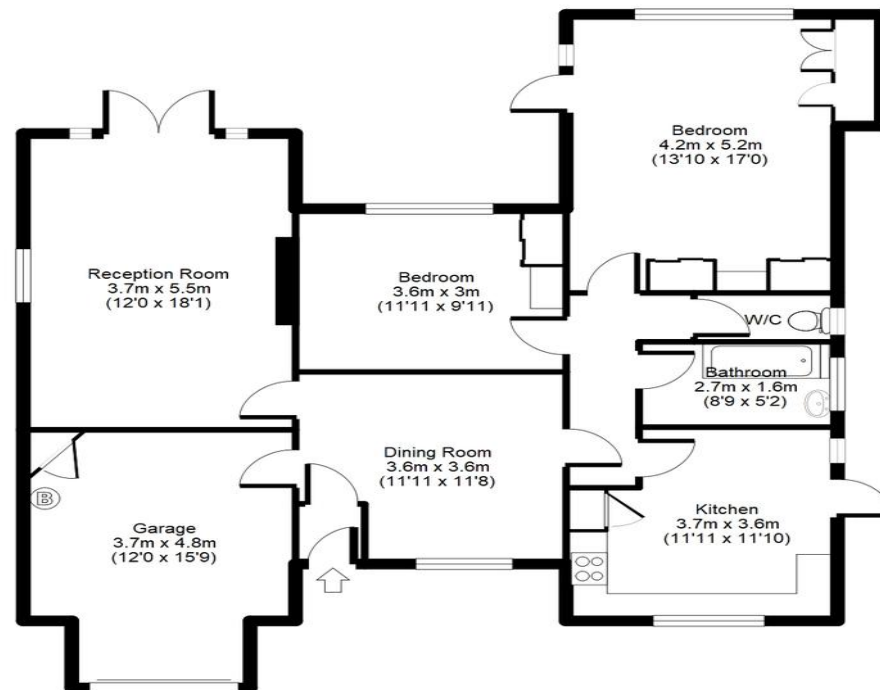
Council Tax Band

Viewing Arrangements

Strictly by appointment

## Connaught Avenue, Chingford, E4

APPROX GROSS INTERNAL FLOOR AREA: 1106 sq. ft / 103 sq. m



For identification purposes only  
Measurements are approx and not to scale

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.



**Coultons Chingford**

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