



Whitehall Gardens, North Chingford, London E4 6EH

Coultons are delighted to offer a truly exceptional double fronted Mid-Terraced property situated on a most desirable turning in the highly sought after North Chingford area. No Onward Chain.

Offers In Excess Of £730,000

- Potential Development Opportunity
Subject to Planning Permission
- Five Bedrooms / Two Bathrooms
- Double Integral Garage plus Three
Additional Garages to the Rear
- 8 Minute Walk Of Chingford Station



Property Description

This unique property has been tastefully extended and boasts exceptionally generous size living accommodation alongside five good sized bedrooms, all situated on the first floor level, with the master bedroom benefiting from an en-suite shower room, a further first floor family bathroom plus a ground floor guest cloakroom. Further accommodation on the ground floor level includes a superb size through lounge, spacious kitchen/diner, a study and a double integral garage.

The property is conveniently located within easy walking distance of the high road that is Station Road with it's array of shops, restaurants, cafes and transport from Chingford Station (TFL ZONE 5) with direct access into the City, London Liverpool Street is only 25 minutes away. There is a short cut from Whitehall Gardens to Chingford Station which is about a an 8 Minute walk via Beresford Road.

Externally there is multiple off street parking to the front of the property. The rear garden extends to approximately 70FT and leads to a brick built double garage with an additional brick built single garage situated at the end of the garden accessed via a service road. There are double gates to the rear with even more off street parking!

There are some excellent primary and secondary schools nearby, both state and private. St Mary's Catholic Primary and Yardley Primary School are both rated outstanding. Heathcote School and Science College and Chingford Foundation School are highly regarded with the Chingford Foundation Sixth Form College currently rated outstanding. There is also a selection of Private schools to choose from such as Nomanhurst situated on Station Road.

We highly recommend booking an internal inspection to fully appreciate this superb property and it's many features to avoid disappointment. Strictly by appointment only. Please call our sales team to arrange a viewing appointment.

Offered for sale with no onward chain.

ENTRANCE PORCH

ENTRANCE HALLWAY

Coved to ceiling, carpeted flooring, radiator, door providing internal access to integral garage, under stair storage cupboard, stairs to first floor, doors to through lounge.

THROUGH LOUNGE

Double glazed leaded light bay to front aspect, coved to ceiling, carpeted flooring, two radiators, storage cupboard, arch leading to the kitchen.

KITCHEN/DINER

A range of wall and base units, one point five stainless steel sink unit with mixer tap, space for range cooker, fitted stainless steel extractor hood, space and plumbing for washing machine, breakfast island, tile effect vinyl flooring, double glazed windows to rear aspect, wall fixed boiler, double glazed sliding patio doors.

GUEST CLOAKROOM

Low level flush WC, radiator, round hand wash basin, mixer tap, space and plumbing for washing machine, tile wall, wood effect laminate flooring.

STUDY

Double glazed window, carpeted flooring, radiator.

FIRST FLOOR LANDING

Carpeted flooring, loft hatch, access to all bedrooms and family bathroom.

MASTER BEDROOM

Double glazed windows to front aspect, coved to ceiling,

carpeted flooring, radiator, fitted floor to ceiling wardrobes, door to en-suite.

EN SUITE SHOWER ROOM

Panel enclosed bath, peddle stall hand wash basin, low level flush WC, wood effect laminate flooring, tiled walls.

BEDROOM TWO

Double glazed bay window to front aspect, carpeted flooring, radiator.

BEDROOM THREE

Double glazed windows to rear aspect, carpeted flooring, radiator

BEDROOM FOUR

Double glazed windows to rear aspect, carpeted flooring, radiator.

FAMILY BATHROOM

Corner jacuzzi bath, round hand wash basin, low level flush WC, inset to vanity unit, tiled walls, wood effect laminate flooring, double glazed opaque leaded light windows.

BEDROOM FIVE

Double glazed windows to rear aspect, carpeted flooring,

radiator

LOFT ROOM

Velux windows, eaves storage, carpeted flooring, radiator.

REAR GARDEN

Patio area, mainly laid to lawn with mature tree and shrub borders. Single garage situated to the rear. Rear access from service gate via double gates.

PRIVATE DRIVEWAY

Providing off street parking for multiple vehicles.

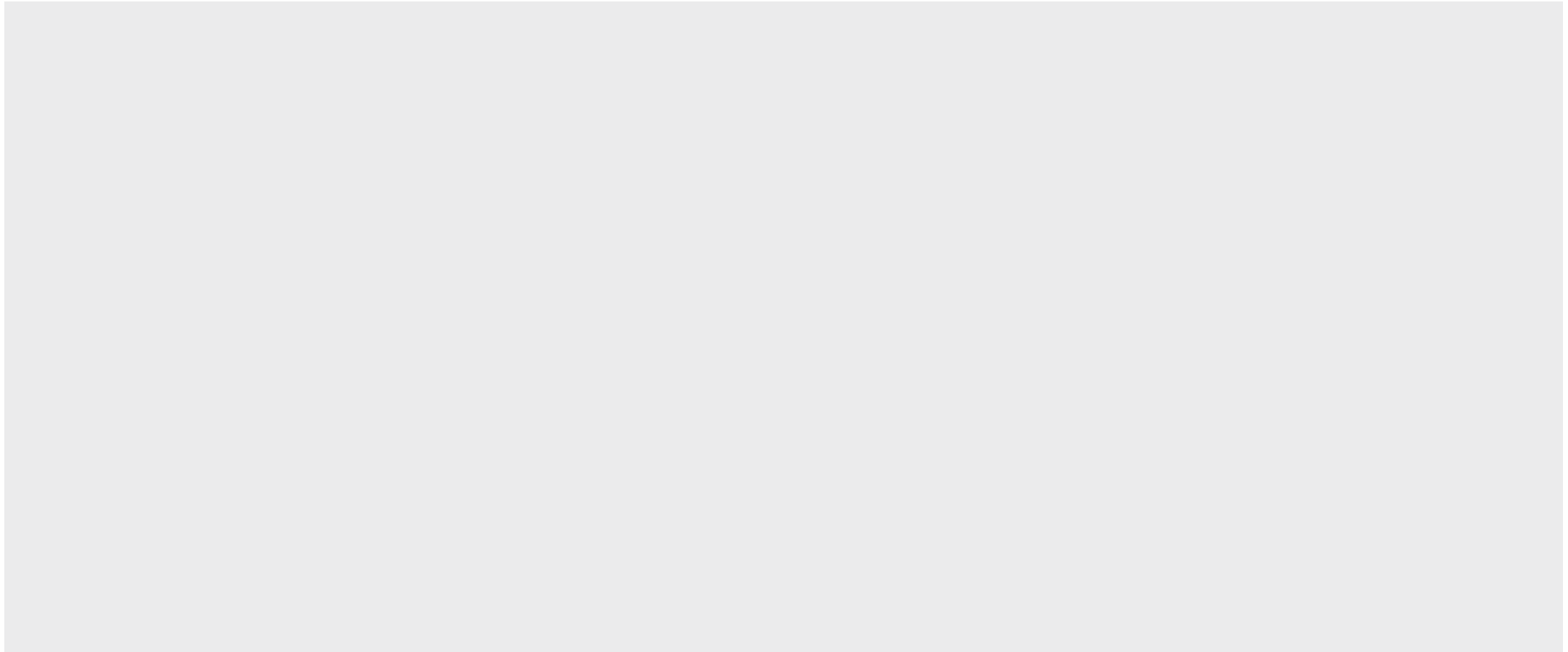
DOUBLE INTEGRAL GARAGE

Approximately 20ft x 16ft spacious double garage.

GARAGES TO THE REAR

Situated at the back of the rear garden is a double plus a single brick built garages accessed via a service road.







Tenure

Freehold

Council Tax Band

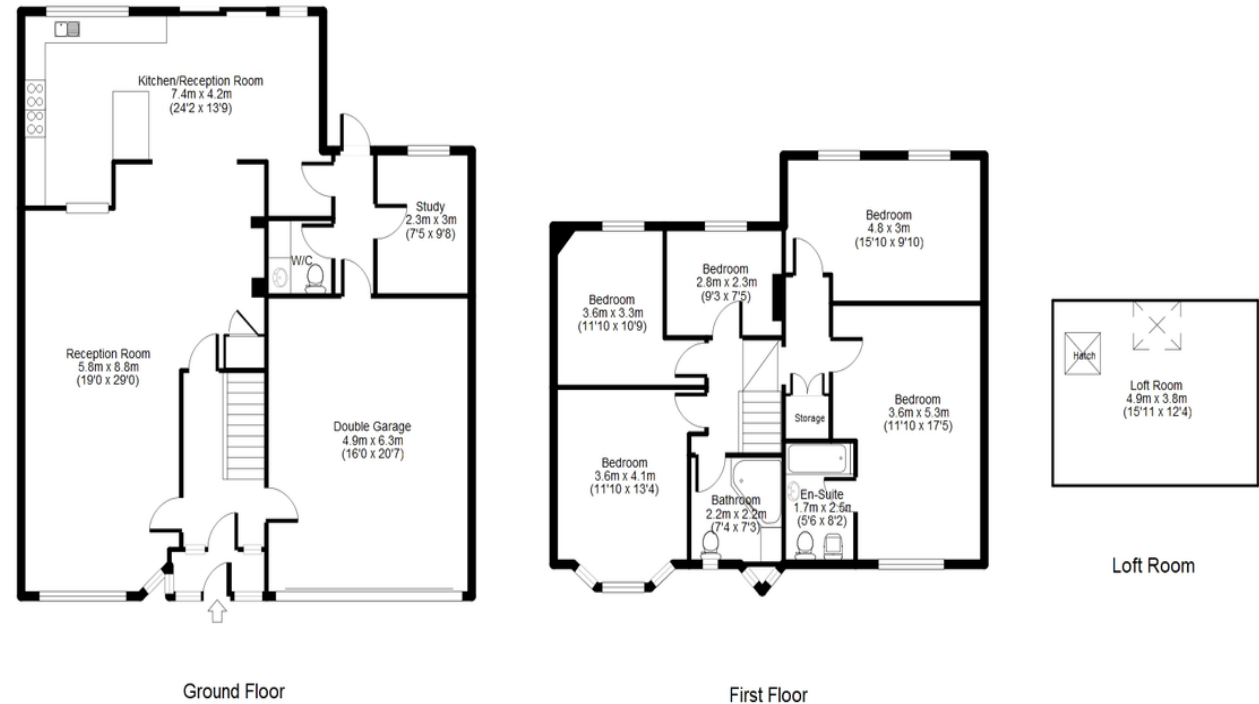
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Viewing Arrangements

Strictly by appointment

Whitehall Gardens, Chingford, E4

APPROX GROSS INTERNAL FLOOR AREA: 2097 sq. ft / 195 sq. m inc Garage



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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