



Hawkwood Crescent, North Chingford, London E4 7PH

Coultons are thrilled to offer for sale this chain free Four bedroomed Semi Detached family home situated on the door step of Epping Forest in the much sought after North Chingford area.

Asking Price Of £560,000

- Extended Semi Detached House
- 24FT approx. Through Lounge
- Additional Reception Room To Rear
- 70FT Rear Gardens / 60FT approx. Front Gardens With Excellent Potential
- Garage To Rear Via Shared Driveway



Property Description

**No Onward Chain

Coultons are thrilled to offer for sale this chain free four bedroom Semi Detached family home situated on the door step of Epping Forest in the much sought after North Chingford area.

The property boasts a spacious through lounge plus an additional reception situated to the rear, overlooking the lovely rear garden, kitchen, a guest cloak room, and entrance porch located on ground floor level. First floor accommodation comprises three good size bedrooms and a family bathroom with a further superb size bedroom situated on the second floor level.

Externally there is a double length brick build garage accessed via the shared driveway. The rear garden itself is approximately 70FT in depth and backs onto Hawkwood Nature Reserve. The property is located within an idyllic setting surrounded by forest land.

There are many well regarded schools locally, both state and private. The property falls within the catchment area of the outstanding and highly sought after Yardley primary School.

Chingford foundation secondary school and sixth form, (Sixth form is rated outstanding by OFSTED), is within walking distance of this property.

The area of North Chingford is highly desirable with a strong family presence. The lovely Epping Forest, Chingford plain open spaces and Connaught Water, are just a few of the picturesque attractions right on the door step of this lovely property. There are excellent transport links with easy access onto the A406. Chingford over ground station (TFL zone 5) is easily to get to, within 10 minutes, via a hopper bus which runs along Drysdale Avenue stopping directly outside the station. There are additional bus routes some direct to Stratford City and the new Olympic Park and Westfield shopping centre.

An internal viewing is a must to fully appreciate what this house has to offer.

ENTRANCE PORCH

Carpeted flooring, double glazed windows, radiator, door to through lounge

THROUGH LOUNGE

Carpeted flooring, double glazed bay to front aspect, feature fireplace, accent wall lights, radiator, stairs to first floor,

exposed beams, further radiator, a range of shelving

REAR RECEPTION ROOM

Double glazed floor to ceiling sliding doors to garden, Carpeted flooring, two double glazed skylight windows, radiator, accent wall lights

KITCHEN

Comprises of both wall and base units with rolled edge work surfaces, integrated electric hob and oven, fitted extractor hood, integrated dishwasher, space for washing machine, space for fridge, 1.5 sink unit with mixer taps, spotlights, obscured skylight, double glazed windows to side aspect, tiled flooring, tiled walls, radiator, further casement window, door opening onto shared driveway

GUEST WC

Low level flush WC, opaque double glazed window, tiled flooring, tiled walls

FIRST FLOOR LANDING

Carpeted flooring, double glazed window to side aspect, access to bedrooms and family bathroom

MASTER BEDROOM

Carpeted flooring, double glazed windows to front aspect, floor

to ceiling fitted wardrobes with various shelving detail and drawers, radiator

BEDROOM TWO

Carpeted flooring, double glazed windows to rear aspect, radiator

BEDROOM THREE

Carpeted flooring, double glazed windows to front aspect, radiator

FAMILY BATHROOM

Three piece suite comprising of a low level flush WC, small vanity unit with inset basin, panel enclosed bath with mixer taps, separate shower cubicle, wood effect laminate flooring, tiled walls, spotlights, radiator, opaque windows

BEDROOM FOUR (LOFT)

Triple aspect double glazed windows to front back and side elevation, spotlights, accent wall lighting, fitted shelving unit with storage cupboard below, built in wardrobes

REAR GARDEN

Well maintained landscaped rear gardens measuring approximately 70ft in depth. Block paved patio area extending to decked patio, wall lighting, door to garage, mainly laid to

lawn with flower bed borders

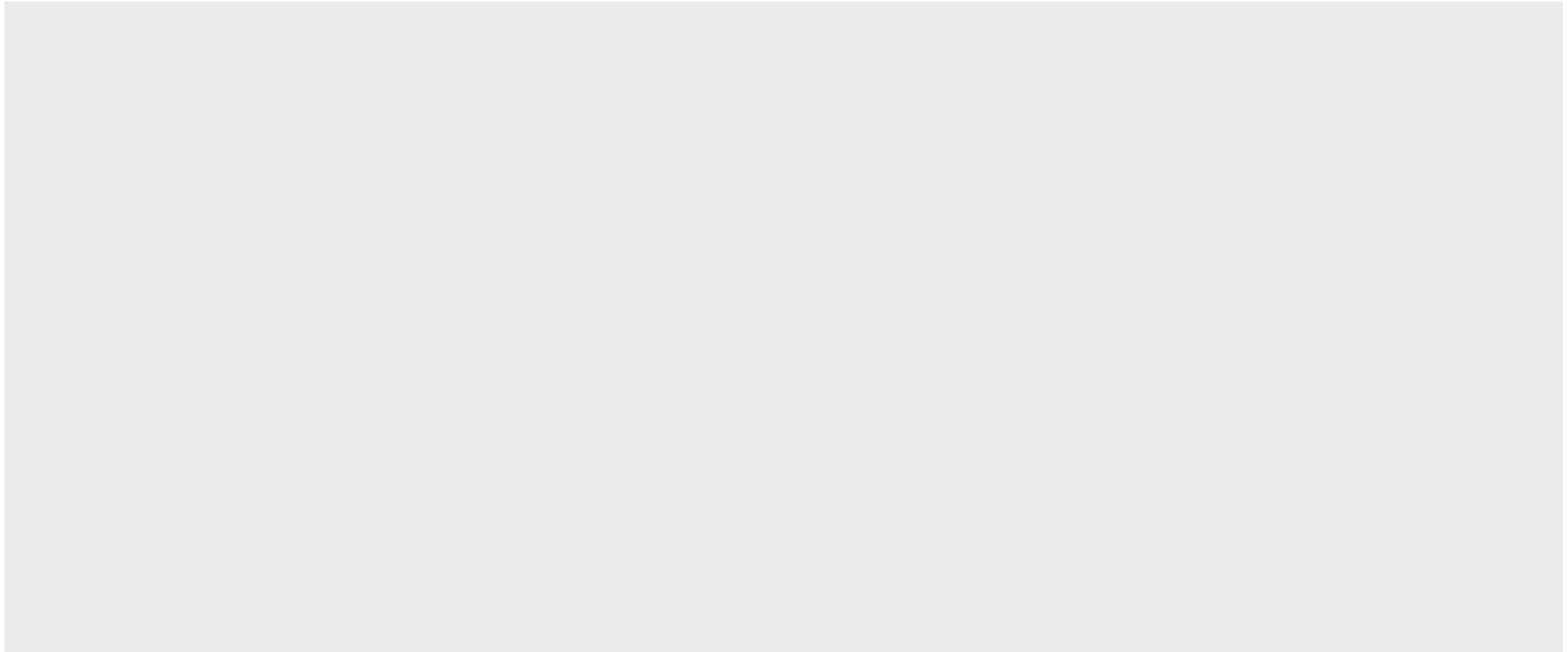
FRONT GARDENS

Beautifully manicured extensive front gardens measuring approximately 60ft with excellent potential for off street parking, potentially creating a large number of private parking spaces. Side access to property via shared driveway

GARAGE

Garage with up and over door accessed via the shared driveway







Tenure

Freehold

Council Tax Band

D

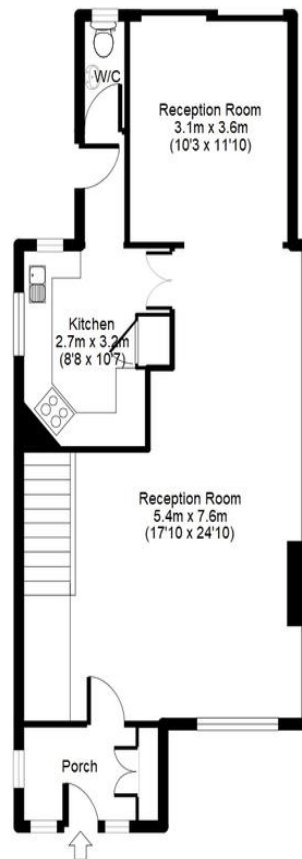
Viewing Arrangements

Strictly by appointment

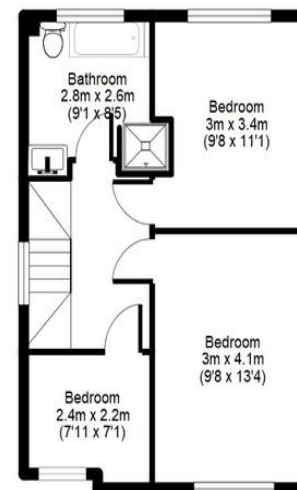
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Hawkwood Crescent, Chingford, E4

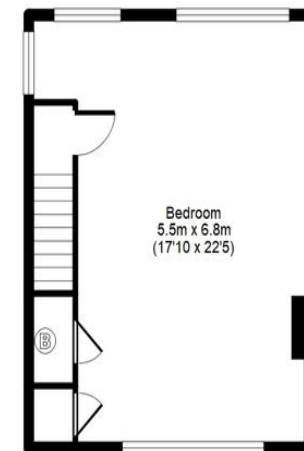
APPROX GROSS INTERNAL FLOOR AREA: 1476 sq. ft / 137 sq. m



Ground Floor



First Floor



Second Floor

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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