



## 83 Endlebury Road | North Chingford | London | E4 6QB

An attractive 1930's style three bedroom property situated on the much sought after Endlebury Road in the highly desirable area of North Chingford within easy reach of local schools, parks and amenities

## Asking Price Of £615,000

- Chain Free Sale
- Two Reception Rooms
- Large 80FT Approx. Rear Garden
- Attached Garage With Private Driveway
- Off Street Parking For Multiple Vehicles



## Property Description

\*\*\*No Onward Chain.

Coultons are delighted to offer to the market an attractive 1930's style three bedroomed family home situated on the much sought after Endlebury Road in the highly desirable area of North Chingford within easy reach of local schools, parks and amenities.

Internal accommodation comprises of a front reception room, rear reception room, kitchen, utility room, three good size double bedrooms and a generously sized family bathroom. The loft is fully intact and offers excellent scope to develop STPP. This property also offers superb potential to build a double storey side extension STPP. There is further potential to extend on the ground floor level. This is a property that offers great potential to develop into the dream home.

Externally there is an attached single garage accessed via a private driveway providing multiple off street parking. The lovely rear garden extends to approximately 80FT and is South facing.

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 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 Normanhurst 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 HALL

Wood flooring, coved to ceiling, radiator, panelled wall, under stairs storage cupboard. Doors to reception rooms and kitchen.

### RECEPTION ONE

Double glazed bay to front aspect, coved to ceiling, radiator, carpeted floor, feature gas fire place, accent wall lights.

### RECEPTION TWO

Double glazed sliding patio doors to garden, coved to ceiling, radiator, wood flooring.

### KITCHEN

A range of wall and base units, stainless steel sink unit with mixer tap, splashback tiling, integrated gas hob with electric oven, integrated fridge/freezer, palled wall, wood flooring, double glazed windows to side and rear aspects, part double glazed part UPVC door to garden.

### FIRST FLOOR LANDING

Double glazed windows to side aspect, carpeted flooring, doors providing access to bedrooms and family bathroom.

### MASTER BEDROOM

Double glazed bay to front aspect, coved to ceiling, radiator, carpet flooring, floor to ceiling wardrobes, fitted chest of draws, accent wall light.

### BEDROOM TWO

Double glazed windows to rear aspect, coved to ceiling, radiator, carpet flooring, floor to ceiling wardrobes, wash basin inset into vanity unit, accent wall light.

#### BEDROOM THREE

Double glazed window to front aspect, coved to ceiling, picture rail, radiator, carpet flooring.

#### FAMILY BATHROOM

Double size shower cubicle with power shower, pedestal hand wash basin, low level flush WC, tiled walls and flooring, double glazed opaque windows, radiator, shelving, built in storage cupboard.

#### REAR GARDEN

Patio area, mainly laid to lawn with mature tree and shrub borders. Separate seating area to side, timber build storage shed to rear.

#### UTILITY ROOM

Accessed externally via garden. Plumbed for washing machine.

#### PRIVATE DRIVEWAY

Providing off street parking for multiple vehicles.

#### GARAGE

Attached garage accessed via private driveway.







Tenure

Freehold

Council Tax Band

E

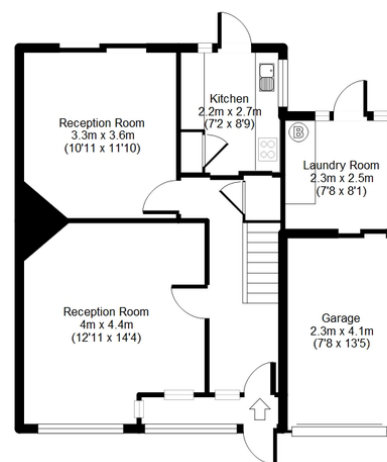
Viewing Arrangements

Strictly by appointment

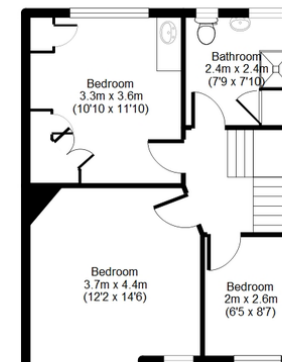
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## Endlebury Road, Chingford, E4

APPROX GROSS INTERNAL FLOOR AREA: 1008 sq. ft / 94 sq. m inc Laundry Room



Ground Floor



First Floor

For identification purposes only  
Measurements are approx and not to scale



**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 £125,001 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.