



Lambourne Gardens, Chingford, London E4 7SG

A truly exceptional three/four bedroomed family home benefiting from a superbly developed annex accommodation with separate access, ideal for a large family or those with elderly parents.

Asking Price Of £650,000

- Three/Four Bedroom Family Home
- En Suite Shower to Master Bedroom
- Two Further Bathrooms
- Off Street Parking for Multiple Vehicles
- Superb Annex Accommodation



Property Description

****No Onward Chain**

Situated within an area of outstanding natural beauty and a short walk of both the lovely Ridgeway and Mansfield Park is an extended three/four bedroomed family home.

Accommodation comprises of two excellent size reception rooms, 20ft long kitchen, four good size bedrooms with the master benefiting from an en suite facility, and a family bathroom with all the bedrooms located on the first floor level. The superb size loft space and the integral garage provide further potential to develop subject to the usual planning consent. The second bedroom is interconnecting with the third bedroom but can be easily partitioned to create separate access to both rooms.

The property has been developed with an annex to its side creating marvelous accommodation with the access completely separate to the main building. This annex is currently configured as a one bedroom apartment and also benefits from its own little court yard garden. The property is ideal for a large family with grown up children, or those with elderly parents looking to offer separate accommodation to suit their personal requirements.

Externally the size of the private driveway is phenomenal and offers off street parking for multiple vehicles, with further potential to increase parking capacity. There is a low maintenance south facing private rear garden to enjoy.

The property is located within close proximity of Chingford mainline station (TFL Zone 5) which is approximately 25 minutes to London Liverpool Street, interchanging at Walthamstow. It is also on excellent local bus routes, some direct to Stratford City and the new Olympic Park and Westfield shopping centre.

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 Secondary School are both well 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.

The location of this property is truly remarkable due to its proximity to an extensive range of local amenities coupled with the surrounding green spaces, lakes, reservoir, and parks, this area is a walker's paradise. From the top of Lambourne Gardens there are stunning views of the King George's

Reservoir, a major wintering ground for wildfowl and wetland birds, especially beautiful at dusk.

This property is offered for sale with no onward chain.

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 Coultons sales to arrange a viewing appointment.

ACCOMMODATION IN THE ANNEX
UPVC front door into entrance area

LIVING AREA

Spotlights, double glazed windows, electric heating, built in storage cupboard, wood effect laminate flooring, open with..

KITCHEN / DINER

A range of wall and base units, fitted electric hob with oven, fitted extractor hood, electric heating, integrated dishwasher, washing machine, integrated fridge freezer, stainless steel sink with mixer tap, upvc double glazed door leading out to patio, double glazed window.

BATHROOM

Three piece white suite comprising of panel enclosed bath, square basin inset into vanity unit, lower level flush WC, spotlights, heated towel rail, extractor fan, wood effect laminate flooring, partly tiled walls.

BEDROOM

Double glazed window to front aspect, carpeted, electric heating, spotlights.

PATIO

Block paved patio garden, private enclosed area, Southerly aspect.

MAIN HOUSE ENTERANCE PORCH

Parquet flooring, UPVC double glazed doors, a range of shelving

ENTRANCE HALL

Coved to ceiling, radiator, oak herringbone flooring, under stairs storage cupboard housing meters, doors to reception rooms and kitchen

RECEPTION ROOM ONE

Single glazed windows to front aspect, radiator, secondary glazed window to side aspect, coved to ceiling, carpeted, feature fire surround, accent wall lighting

RECEPTION ROOM TWO

Carpeted, coved to ceiling, featured fire surround, sliding double glazed doors to conservatory, accent wall lighting

KITCHEN

A range of wall and base units, space for cooker, space for appliances, larder cupboard, plumbing and space for washing machine, double glazed windows to rear and side aspect, double glazed door to garden, wood effect laminate flooring

CONSERVATORY

UPVC double glazed windows, doors to garden, radiator, wood effect laminate flooring

STAIRS TO FIRST FLOOR

First floor landing, carpeted, loft hatch, access to bedrooms and family bathroom

MASTER BEDROOM

Single glazed bay to front aspect, curved radiator, carpeted, fitted floor to ceiling wardrobes

EN SUITE SHOWER ROOM

Shower cubicle, hand wash basin inset into vanity unit, radiator, towel rail, single glazed window, tiled walls, vinyl

flooring

BEDROOM TWO

Double glazed window to rear aspect, radiator, carpeted, floor to ceiling fitted wardrobes, fitted vanity with hand wash basin, interconnected with bedroom three

BEDROOM THREE

Carpeted, radiator, picture rail, double glazed windows to side aspect, fitted floor to ceiling wardrobes

BEDROOM FOUR

Carpeted, picture rail, radiator, single glazed window to front aspect

BATHROOM

Large shower cubicle, low level flush WC, pedestal hand wash basin, towel rail, shelving, built in storage cupboard, radiator, fully tiled walls, vinyl flooring, window to rear

REAR GARDEN

Paved court yard garden, flower beds and borders. South facing garden

INTEGRATED GARAGE

Up and over door. Private driveway providing off street parking





for serval vehicles with further potential to increase parking
capacity STPP



Tenure

Freehold

Council Tax Band

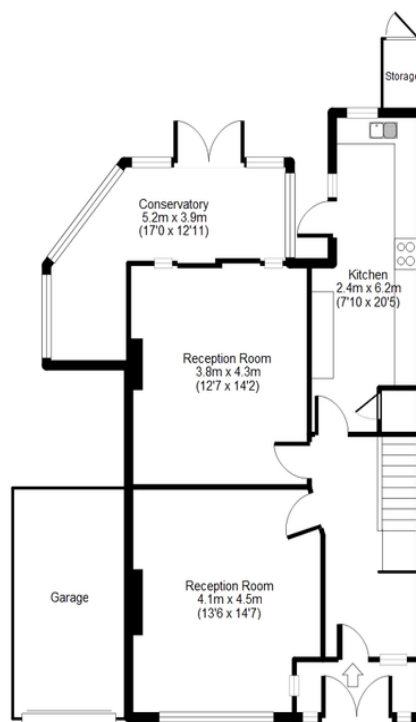
Viewing Arrangements

Strictly by appointment

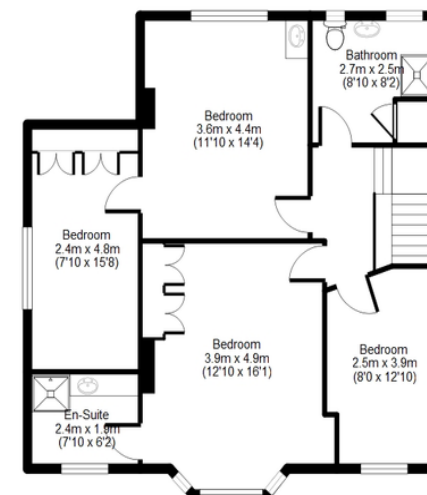
EPC RATED E

Lambourne Gardens, Chingford, E4

APPROX GROSS INTERNAL FLOOR AREA: 1562 sq. ft / 145 sq. m not including Garage



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 £125,000 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.