



## Brindwood Road Chingford E4 8BD

Coultons are delighted to offer this attractive 1930's style four bedroomed semi detached family home situated in a popular tree lined road in Chingford within easy access of local shops, amenities, schools and transport links.

Asking Price Of £559,950

- Four Bedroomed House
- Semi - Detached Property
- Luxury Kitchen / Breakfast Room
- Excellent Condition Throughout
- En suite to the Master Bedroom





## Property Description

The property has been modernised and tastefully extended on the ground and second floor level providing spacious accommodation throughout. There is a through lounge, a luxury kitchen breakfast room on the ground floor, with three bedrooms and a family bathroom on the first floor and the master bedroom on the second floor with an en suite shower room.

The rear garden is well maintained with a lawn area ideal for families with children or pets. there is a large patio area with mature shrub borders leading to the outhouse.

For parents concerned about schools, Parkside Primary School, Larkwood Primary School, and Chase Lane Primary Schools are all rated "Good" by Ofsted. Heathcote School and Science College and Chingford Foundation secondary Schools also have a "Good" Ofsted rating. Chingford Foundation Sixth Form College is currently rated outstanding by Ofsted.

The property is ideally located for Chingford Mount and Station Road, giving access to a wide variety of local amenities and great transport links with access to central London in approximately 25 minutes.

### HALL

karndean Flooring, Stairs to First Floor, Under stairs Cupboard, Radiator, Window to Side

### RECEPTION ROOM 1

Double Glazed Window to the Front, Feature Fireplace, karndean Flooring, Coved to Ceiling

### RECEPTION ROOM 2

Double Glazed Windows to Side, Cove to Ceiling, Radiator, French Door to Rear, karndean Flooring.

### KITCHEN

Double Glazed French Doors to Rear Garden, Double Glazed Window to Rear, Wall and Base Units with Granite Work Tops, Range Cooker, Space for Fridge Freezer, Integrated Dish Washer, Integrated Washing Machine, Integrated Wine Cooler, Under Mount Stainless Steel Sink Unit, Spotlights. karndean F

### FIRST FLOOR LANDING

Double Glazed Windows to the Side, Doors to Bedroom 1, 2, 3 and Family Bathroom

### BEDROOM 1

Double Glazed Windows to the Front, Carpeted Floor, Radiator, Built in Cupboard, Spotlights

### BEDROOM 2

Double Glazed windows to Rear, Radiator, Carpeted Flooring, Coved to Ceiling, Fitted Cupboards

### BEDROOM 3

Double Glazed Unit to Front, Carped Flooring, Radiator

### FAMILY BATHROOM

Double Glazed Windows to hear, Low Level WC, Hung Hand Basin, Panel Bath with Mixer Taps, Towel Rail, Tiller Floor, Tiled Walls, Sport Lights

### SECOND FLOOR LANDING

Double Glazed Window to Side

### BEDROOM 4

Double Glazed Window to Rear, Laminate Flooring, Eves Storage, Door to En-Suite

### REAR GARDEN

Part Paved, Mostly Laid Lawn with Shrub Borders, Side Access, Outside Tap, Outside Lighting,

### OUTHOUSE

Electricity and Lighting

### FRONT OF HOUSE

Parking for 2 Cars, Side Access





## Tenure

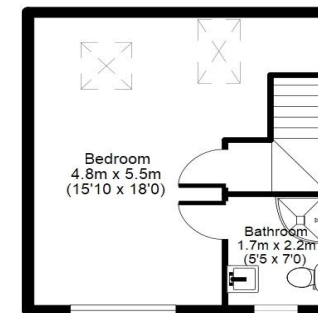
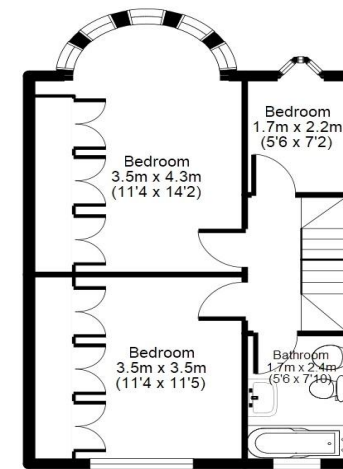
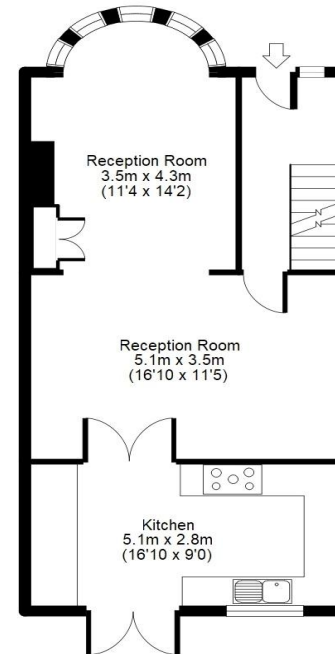
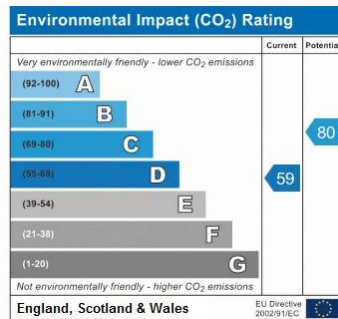
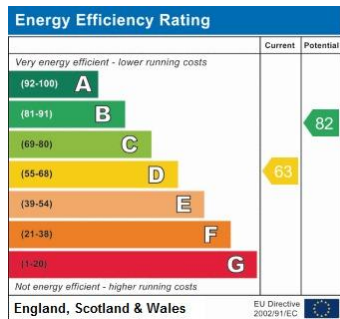
Freehold

## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment



**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.