



Old Church Road, Chingford, E4 8BT

£585,000

 **Coultons**

PROPERTY SUMMARY

Offering for sale this three bedroom 1930's semi detached house situated within close proximity of Chingford Mount & Station Road in North Chingford.

The property benefits from two reception rooms, a fitted kitchen, a conservatory, a first floor family bathroom, double glazing, gas central heating, a rear garden which is approximately 120ft in length with two garages to the rear accessed via a service road, and off street parking to the front aspect. The property has scope to be extended to the rear and above with a loft conversion adding further to the living space to make a lovely family home (subject to planning consent).

Old Church Road is situated close to both shopping areas of Chingford Mount & Station Road with all their bars, restaurants & coffee shops. Transport links includes several bus routes along with the Chingford Overground Station with direct access into Liverpool Street, and for those who drive the A406 North Circular Road is easily accessible.

There are also several parks in Chingford to walk around along with the vast spaces of Epping Forest being nearby. Local schools include Parkside Primary, Lime Academy Larkwood, Chase Lane Primary and Chingford Foundation Secondary & Sixth Form.

Viewing is highly recommended so as not to miss out.

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1



2

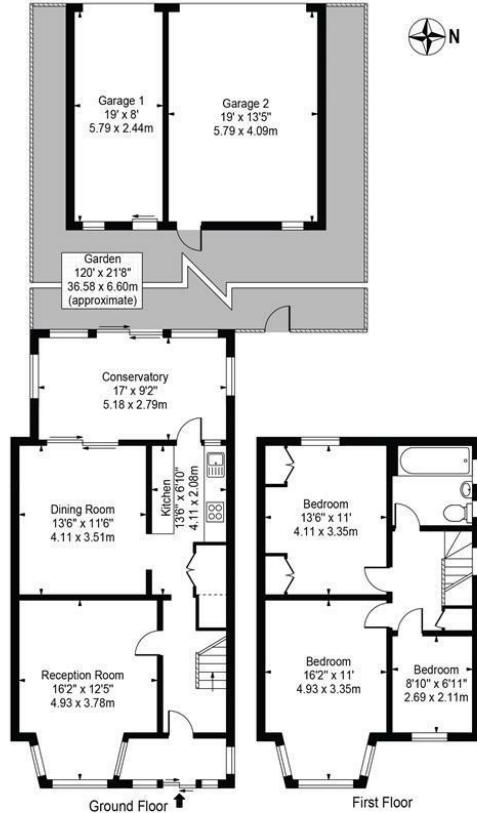








Old Church Road, E4 8BT
 Approx. Gross Internal Area 1241 Sq Ft - 115.29 Sq M
 (Excluding Garages)
 Approx. Gross Internal Area Of Garage 1 152 Sq Ft - 14.13 Sq M
 Approx. Gross Internal Area Of Garage 2 255 Sq Ft - 23.68 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY
 Waltham Forest

TENURE
 Freehold

COUNCIL TAX BAND
 D

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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