



Endlebury Road, North Chingford, E4 6QB

£900,000

 **Coultons**

PROPERTY SUMMARY

A rare opportunity to purchase this expansive family home occupying approximately 1736sqft (180sqm) situated on a desirable residential road in North Chingford. The ground floor comprises of a larger than average entrance hall way, two spacious living rooms, an oak style fitted kitchen which leads onto the utility room with a guest ground floor WC, and a garage. The first floor comprises of five double bedrooms, some of which can be used as a home office, along with a spacious four piece family bathroom.

Subject to planning consent there is the potential to extend the property further by extending to the rear and by adding a loft conversion.

Externally the well maintained rear garden is approximately 92ft in length by 35ft in width. You will find a paved patio leading onto the lawn area, with mature shrubs to the side, along with a garden shed to the rear. To the front aspect there is off street parking for three cars.

Endlebury Road is a short walk from Station Road in North Chingford with plenty of independent retailers, bars, coffees shops and restaurants offering a vast array of cuisines for dining out. You will also find supermarkets such as Amazon Fresh, Co-op, and Tesco Express. Public transport includes local bus routes and Chingford Overground Station with direct access into Liverpool Street. You can also inter-change on to the Underground at Walthamstow Central (Victoria Line - Zone 3).

A happy middle ground between city and country life, you'll find vast green scenic spaces of Epping Forest to explore for when you fancy a tranquil walk. The property is conveniently located within easy reach of Chingford CofE and St. Mary's primary schools along with Chingford Foundation Secondary school.

In our opinion this property would make an excellent family home & viewing is highly recommended to fully appreciate the space being offered.

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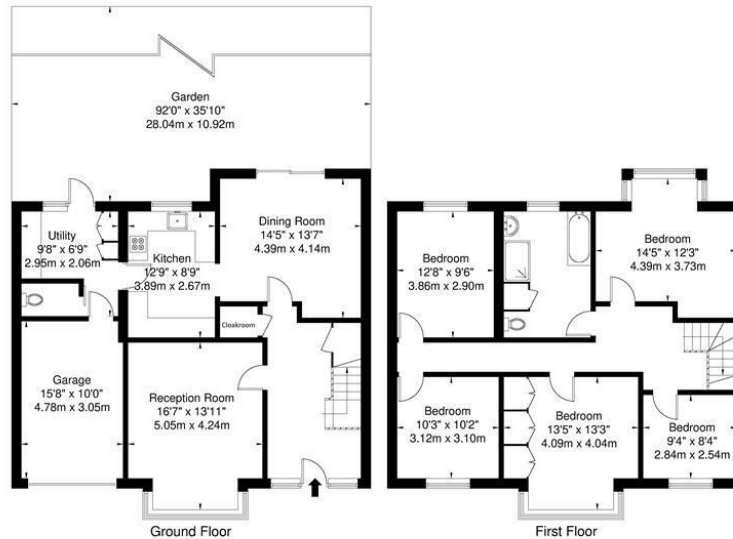








Endlebury Road, London, E4 6QB
 Approximate Gross Internal Area = 165.1 sq m / 1777 sq ft
 Garage = 14.8 sq m / 159 sq ft
 Total = 179.9 sq m / 1936 sq ft



For Illustration Purposes Only - Not To Scale

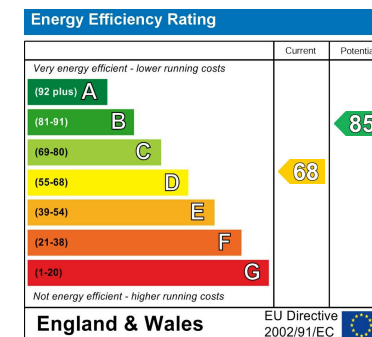
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements 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
 F

VIEWINGS
 By prior appointment only



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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