



Chingford Mount Road, Chingford, E4 9BS

£585,000  Coultons

PROPERTY SUMMARY

Occupying approximately 1,017 sq ft (94.48 sq m), this attractive three double bedroom detached family home is ideally situated in the heart of South Chingford.

The property offers well-proportioned accommodation throughout, including a bright and spacious living room, a generously sized fitted kitchen, a first-floor family bathroom, an additional first-floor shower room, and a convenient ground-floor WC. Further benefits include double glazing, gas central heating, and a garage which is currently being utilised as an additional reception room. Externally, the property boasts a 37ft x 32ft rear garden, predominantly laid to lawn with a paved patio area, perfect for outdoor entertaining. There is also side access leading to the front of the property, where off-street parking is available for up to three vehicles.

The property is located just a short walk from Chingford Mount Shopping Centre, offering an excellent selection of shops, bars, restaurants, and coffee shops. Several bus routes are readily accessible from the Mount, while motorists will appreciate the convenient access to the A406 North Circular Road.

The popular area of Highams Park is also within easy reach, featuring a vibrant shopping area and Overground station providing direct services into London Liverpool Street.

For those who enjoy the outdoors, Chingford offers a variety of parks and green spaces, with the extensive woodland and open countryside of Epping Forest close by. Well-regarded local schools include Chase Lane Primary School, Parkside Primary School, and Larkswood Primary Academy.

Offered for sale with no onward chain, this superb property would, in our opinion, make an excellent family home. Early viewing is highly recommended.

3



1



1

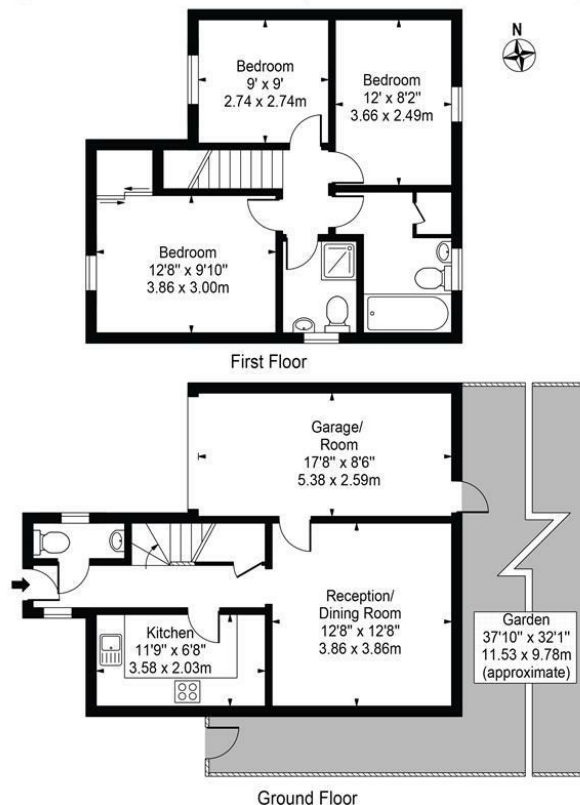








Chingford Mount Road,
Chingford, E4 9BS
Approx. Total Internal Area 1017 Sq Ft - 94.48 Sq M
(Including Garage/ Room)
Approx. Gross Internal Area Of Garage/ Room 150 Sq Ft - 13.93 Sq M



For Illustration Purposes Only - Not To Scale

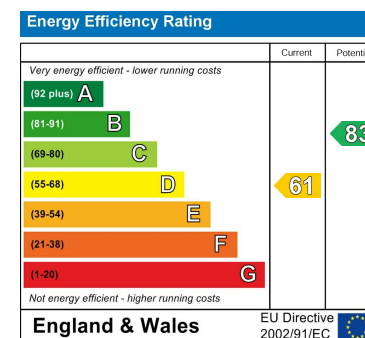
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements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



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



OFFICE ADDRESS

26 Station Road
North Chingford
London
E4 7BE

020 8090 0860
sales@coultons.co.uk
www.coultons.co.uk

OFFICE ADDRESS

425a Lordship Lane
Wood Green
London
N22 5DH

020 3869 8989
sales@coultons.co.uk
www.coultons.co.uk