



College Gardens, North Chingford, E4 7LP

£625,000  Coultons

PROPERTY SUMMARY

This spacious 1,256 sq ft (116.7 sq m) bungalow is offered for sale on a highly sought-after residential road in North Chingford. The property features three double bedrooms, a ground-floor shower room, an en-suite bathroom, and a modern fitted kitchen with dining area. Additional benefits include double glazing, gas central heating, side access, off-street parking, and a generous 85 ft rear garden complete with a summer house.

College Gardens is ideally positioned within easy reach of local amenities and only a short distance from Station Road, where an excellent selection of independent shops, cafés, bars, and restaurants can be found. Everyday conveniences such as Co-op and Tesco Express are also nearby. Transport links are exceptional, with local bus routes and Chingford Overground Station providing direct access to Liverpool Street, while connections to the Underground network are available at Walthamstow Central (Victoria Line, Zone 3).

The location offers the perfect balance of urban living and natural surroundings, with the expansive green spaces of Epping Forest moments away, ideal for scenic walks and outdoor leisure. The property is also conveniently situated for access to well-regarded primary and secondary schools.

In our opinion, this property would make an excellent family home for those seeking a bungalow or for buyers wishing to extend further, subject to the usual planning consents.

Viewing is highly recommended.

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College Gardens North Chingford, London, E4 7LP

Approximate Gross Internal Area = 116.7 sq m / 1256 sq ft

Shed = 19.7 sq m / 212 sq ft

Garage = 12.5 sq m / 134 sq ft

Total = 148.9 sq m / 1602 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

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	76
(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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