



Frances Road, Chingford, E4 9DH

GUIDE PRICE  
£550,000

 **Coultons**



## PROPERTY SUMMARY

**\*\*Guide Price £550,000-£575,000\*\***

Occupying 1385sqft (128.7sqm) is this wider than average mid terraced house situated on a quiet residential road in Chingford. The ground floor benefits for a through lounge along with a separate reception room, a modern fitted kitchen and quest WC. The first floor has three bedrooms (two double and one single) along with a spacious family bathroom. The primary bedroom boasts a dressing room area, allowing for extra space for getting ready.

Externally you have a well maintained private rear garden with a paved patio and lawn area along with a brick built outhouse which is excellent for storage, or can be uses as a home office, gym or games room. To the front aspect you have off street parking for two cars.

Frances Road is situated close to local amenities is only down the road from the Chingford Mount shopping area with all its bars, restaurants & coffee shops. Public transport includes several bus routes and for those who drive, the A406 North Circular Road is easily accessible. Highams Park Overground Station (Weaver Line) is within easy reach and has direct access into Liverpool Street.

There are several parks in Chingford to walk around along with the vast spaces of Epping Forest being nearby. For families there a good schools in Chingford, both primary and secondary.

The property has been well maintained by the current vendors and in our opinion will make an excellent home and viewing is highly recommended.

3



1

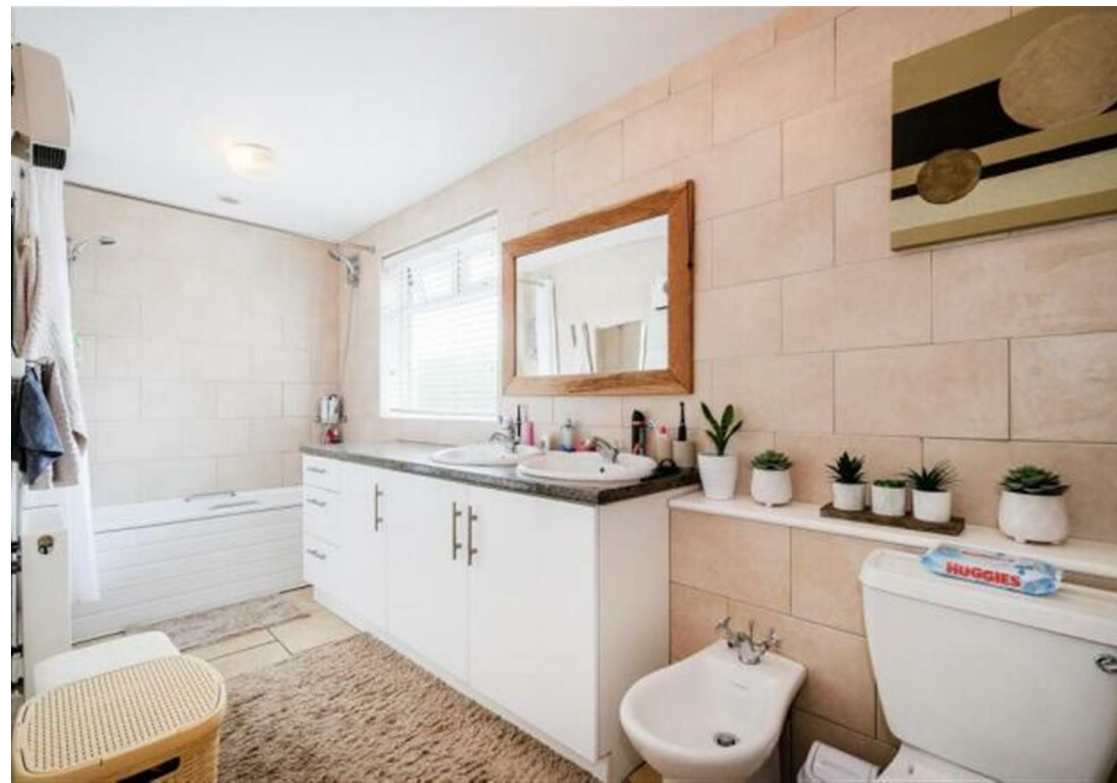


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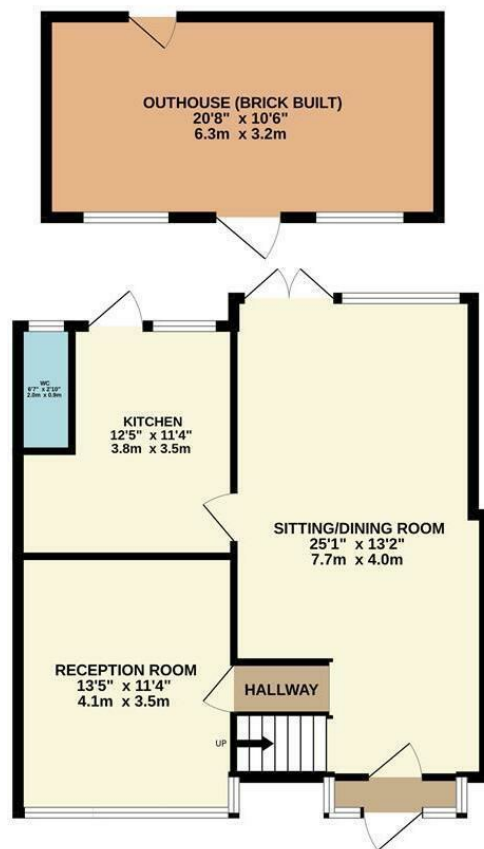




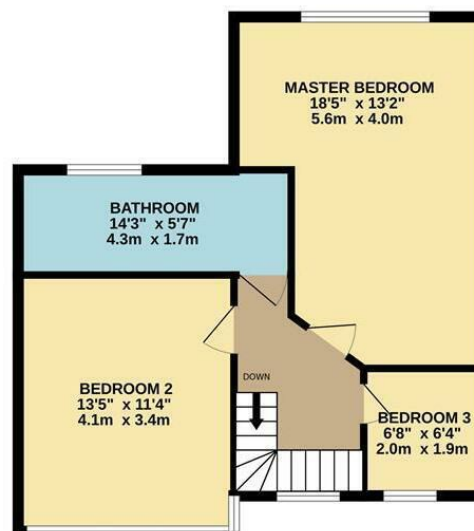




GROUND FLOOR  
841 sq.ft. (78.1 sq.m.) approx.



1ST FLOOR  
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA: 1385 sq.ft. (128.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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) <b>A</b>                          |           | <b>84</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>72</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | 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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