





Coultons
FOR SALE
020 8090 0860
www.coultons.co.uk

Nevin Drive, North Chingford, E4 7LH **GUIDE PRICE**
£900,000  **Coultons**

PROPERTY SUMMARY

Guide Price £900,000-£925,000

Occupying 1,981 sq. ft (184.1 sq. m), this extended four-bedroom semi-detached residence is positioned on one of North Chingford's most prestigious and sought-after residential roads. The ground floor offers two generous reception rooms, an oak-fitted kitchen with a dedicated dining area, a guest WC, and access to an integral garage. The first floor comprises four well-proportioned bedrooms, a family bathroom, and an en-suite serving the principal bedroom. Additional features include double glazing and gas central heating. A standout feature of this family home is the elegant curved windows in both the dining room and main living room, providing attractive views over the south-facing rear garden, which extends to approximately 90 ft. To the front, the property benefits from off-street parking. There is also scope for further expansion via a loft conversion (subject to the usual planning consents). Nevin Drive is ideally located just a short walk from Station Road, North Chingford's vibrant high street, offering an excellent selection of independent retailers, cafés, bars, and restaurants, as well as convenient supermarkets including Co-op and Tesco Express. Transport links are strong, with local bus routes and Chingford Overground Station providing direct access to Liverpool Street, along with easy interchange to the Victoria Line at Walthamstow Central (Zone 3). Perfectly positioned between city convenience and natural surroundings, residents can enjoy the expansive green spaces of Epping Forest, ideal for scenic walks and outdoor leisure. The property is also well placed for reputable local schools, including Chingford CofE and St Mary's Primary Schools, as well as Chingford Foundation Secondary School. In our opinion, this property represents an excellent family home and must be viewed to be fully appreciated.





MY SECRET RECIPE?
EAT-OUT!

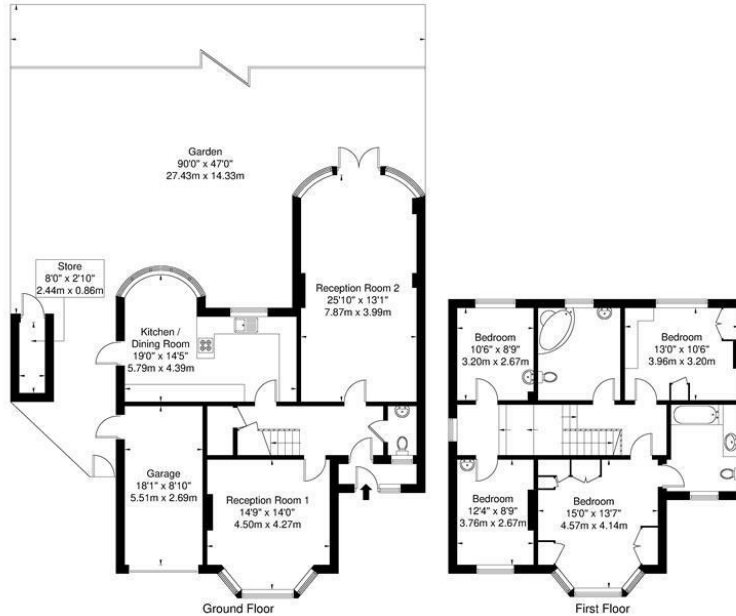
FISH & CHIPS

I SMILE
BECAUSE
I HAVE
SOMEONE
SO DEAR





Nevin Drive, London, E4 7LH
 Approximate Gross Internal Area = 184.1 sq m / 1981 sq ft
 Store = 2.1 sq m / 22 sq ft
 Total = 186.2 sq m / 2003 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
 G

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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