



Old Church Road, North Chingford, E4 6RB

GUIDE PRICE
£800,000

 **Coultons**

PROPERTY SUMMARY

****Guide Price £800,000 to £850,000****

Occupying approximately 1,600 sqft (148.7 sqm), this well-maintained and generously proportioned four-bedroom semi-detached residence is situated in the sought-after area of North Chingford. The property offers two spacious reception rooms, a well-appointed oak fitted kitchen, a first-floor family bathroom, and a ground floor guest WC. Additional benefits include double glazing, gas central heating, a useful storage room, and an integral garage.

Externally, the property boasts a rear garden extending to approximately 90ft, backing onto Ridgeway Park, as well as off-street parking for up to four vehicles.

Old Church Road is conveniently located just a short walk from Station Road in North Chingford, a vibrant area offering a wide selection of independent retailers, bars, coffee shops, and restaurants serving a diverse range of cuisines. Everyday amenities are well catered for, with supermarkets including Co-op and Tesco Express nearby.

The property benefits from excellent transport links, including local bus routes and Chingford Overground Station, which provides direct access to Liverpool Street. Additionally, Walthamstow Central offers convenient interchange to the Underground via the Victoria Line (Zone 3).

Perfectly positioned between city and country living, the property is just moments from both The Ridgeway and Mansfield Park. Residents can also enjoy the expansive green spaces of Epping Forest, ideal for peaceful walks and outdoor activities. For families, the area is well served by a selection of highly regarded primary and secondary schools within easy reach.

In our opinion this property would make an excellent family home and viewing is highly recommended.

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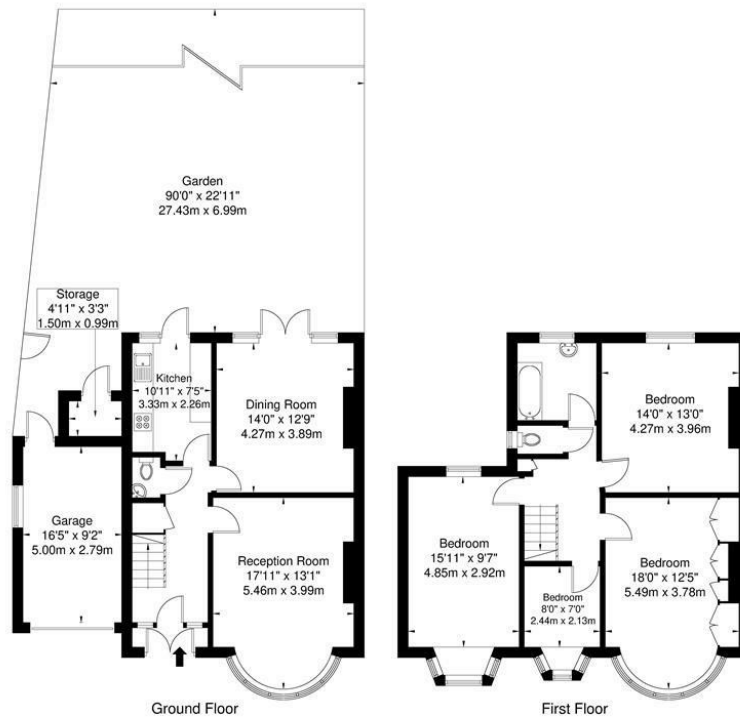








Old Church Road, North Chingford, London, E4 6RB
 Approximate Gross Internal Area = 148.7 sq m / 1600 sq ft



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(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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