
South Avenue, North Chingford, E4 7NW
£700,000
Coultons

PROPERTY SUMMARY

Situated on a quiet and highly sought-after residential turning, this larger-than-average semi-detached bungalow presents an excellent opportunity for modernisation and further enhancement. Offering significant potential to extend both to the rear and into the loft space, subject to the necessary planning permissions, the property is ideal for buyers looking to create a substantial family home tailored to their own requirements.

Currently arranged as a three-bedroom residence, the accommodation comprises a spacious living room to the front, which could alternatively be utilised as a fourth bedroom, a further reception room leading through to the kitchen, a shower room and separate WC. Additional features include double glazing and gas central heating throughout.

Externally, the property benefits from a generous rear garden measuring approximately 65ft x 45ft, providing ample outdoor space for families and keen gardeners alike. There is also an attached garage, off-street parking and a front garden.

South Avenue is a highly attractive tree-lined road, ideally positioned moments from the vast open spaces of Epping Forest. The wide range of amenities available on Station Road, North Chingford, including an array of restaurants, cafés, bars and shops such as Tesco and Co-op, are easily accessible either on foot or via the convenient 379 hopper bus service. Chingford Overground Station offers direct services to Liverpool Street, with onward connections available at Walthamstow Central to the Victoria Line.

In our opinion, this property represents a rare opportunity to acquire a spacious home in a prime location with exceptional scope for improvement and extension. The property is being sold on a chain free basis and early viewing is highly recommended.

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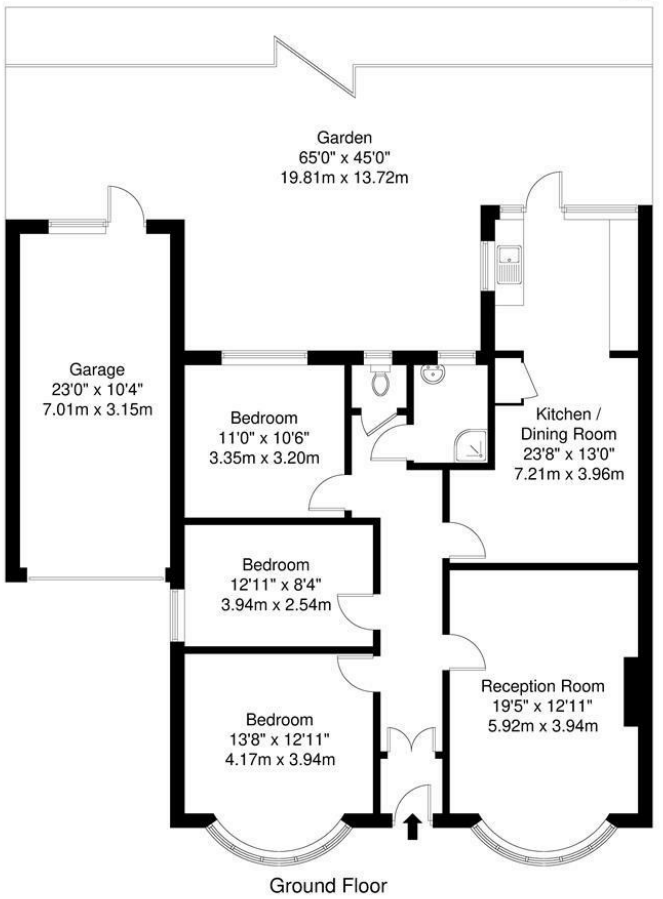






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Approximate Gross Internal Area = 124.9 sq m / 1344 sq ft



Ground Floor

For Illustration Purposes Only - Not To Scale

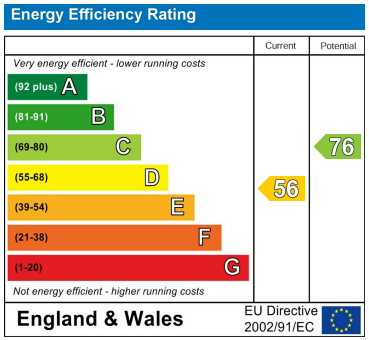
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
Any areas, measurements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



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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