



Pole Hill Road, North Chingford, E4 7LZ

£700,000

 **Coultons**

## PROPERTY SUMMARY

Situated on a highly sought-after residential no-through road in North Chingford, this three-bedroom Edwardian mid-terrace house offers spacious accommodation ideal for family living. The property boasts two reception rooms, an oak-style galley kitchen, a conservatory, a first-floor shower room, and an additional ground-floor guest WC. Further benefits include double glazing and gas central heating.

To the rear is a generous garden measuring approximately 130ft in length, predominantly laid to lawn with established flower borders. A particular advantage is the garage located at the rear, accessed via a service road, with additional pedestrian access onto Sunnyside Drive, providing a convenient shortcut to Station Road and its amenities. The property also offers exciting potential for extension, including a rear extension and loft conversion (subject to the necessary planning consents), allowing purchasers the opportunity to create additional living space and add further value.

Pole Hill Road is ideally located just a short walk from Station Road, North Chingford's vibrant high street, where a wide selection of independent shops, cafés, bars, restaurants and everyday amenities can be found. Supermarkets including Co-op and Tesco Express are also nearby. Excellent transport links are available via local bus routes and Chingford Overground Station (Weaver Line), providing direct services into London Liverpool Street. Connections to the London Underground are easily accessible at Walthamstow Central (Victoria Line – Zone 3). Perfectly balancing town and country living, the property is also within easy reach of the extensive open spaces of Epping Forest, with the scenic surroundings of Pole Hill just moments away, offering miles of woodland walks and outdoor leisure opportunities.

In our opinion this property will make an excellent family home with well-regarded local schools withing walking distance. Viewing is highly recommended.

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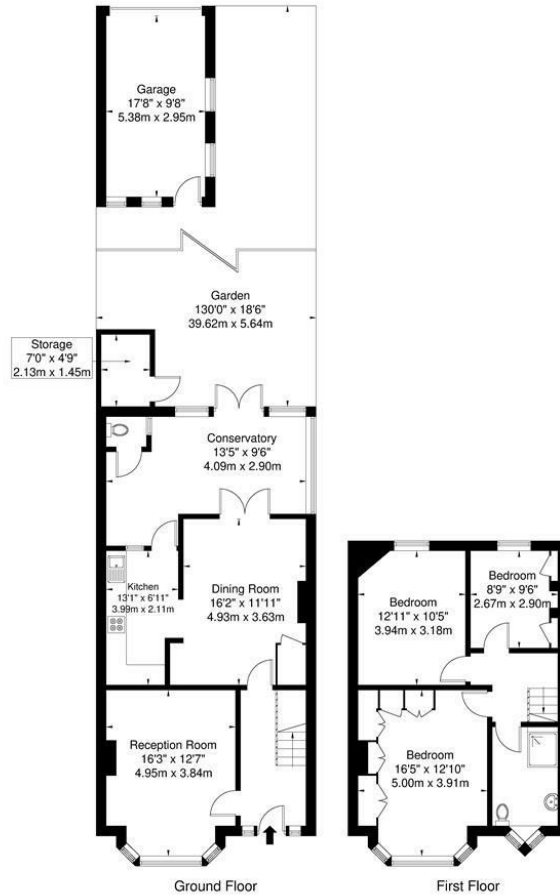






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Approximate Gross Internal Area = 126 sq m / 1356 sq ft  
 Garage & Storage = 19.1 sq m / 205 sq ft  
 Total = 126 sq m / 1561 sq ft



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