



Arnett Square, Chingford, E4 8YY

OFFERS IN EXCESS OF
£475,000



PROPERTY SUMMARY

Offering for sale this newly refurbished terraced house, situated on a quiet residential development. The property benefits from three well-proportioned bedrooms, a spacious living room, a newly fitted modern kitchen with dining area, a new fitted contemporary family bathroom, a ground floor WC, double glazing, gas central heating and has a rear garden which is approximately 40ft in length with a paved patio and lawn area.

Arnett Square is situated close to local amenities and 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. Chingford offers several parks for walking, along with the vast open spaces of Epping Forest nearby, as well as a range of primary and secondary schools.

The property has been refurbished to a high standard and in our opinion will make an excellent family home. Viewing is highly recommended.

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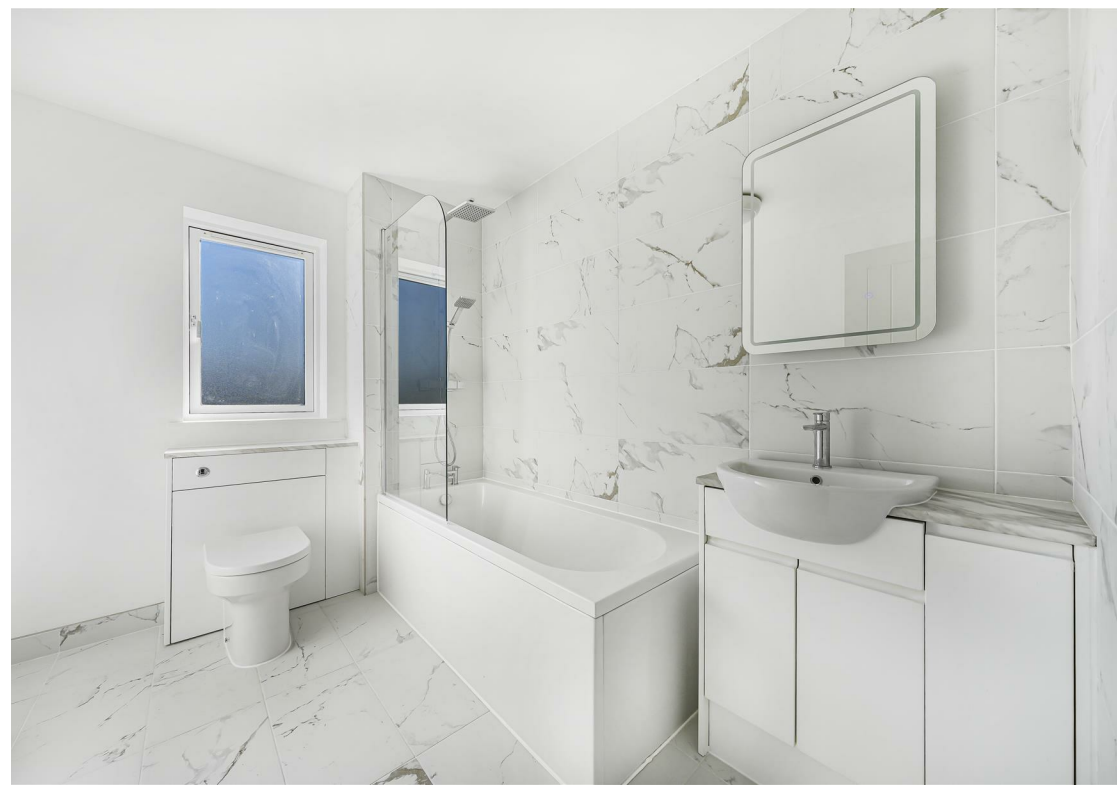
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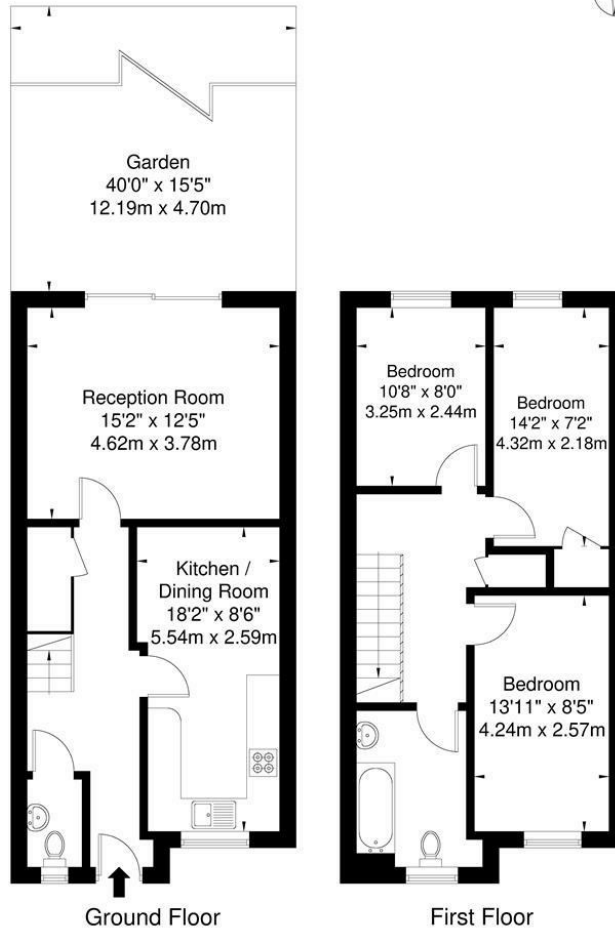








Arnett Square London, E4 8YY
 Approximate Gross Internal Area = 90.8 sq m / 977 sq ft



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
 D

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		76	81
(55-68) D			
(39-54) E			
(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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