



Middleton Close, Chingford, E4 8EA

£800,000  Coultons

PROPERTY SUMMARY

Situated on a quiet and sought after cul-de-sac is this spacious semi detached family home occupying 1598sqft (148.5sqm). The property has been extended to the rear and side both on the ground floor and first floor offering ample living space for any family. The property benefits from four well proportioned bedrooms, a front living room, an open plan contemporary fitted kitchen/dining/living area with a floor to ceiling window and sliding patio doors giving you access to the rear garden. There is a spacious first floor family bathroom and a ground floor guest cloakroom along with an excellent entrance hall and a beautiful first floor landing.

Externally the rear garden is approximately 165ft in length with a large decked patio area, lawn area, shrub borders and a stunning willow tree at the end, along with a garage/outbuilding. There is side access to the front, where you will find off street parking.

Middleton Close is situated close to the Chingford Mount shopping area with all its bars, restaurants & coffee shops. There are also several bus routes available from the Mount, and for those who drive the A406 North Circular Road is easily accessible. There are also several parks in Chingford to walk around along with the vast spaces of Epping Forest being nearby. Local schools include Chase Lane Primary, Parkside Primary and Larkwood Primary Academy.

In our opinion this property will make an excellent family home and viewing is highly recommended to fully appreciate this amazing house.

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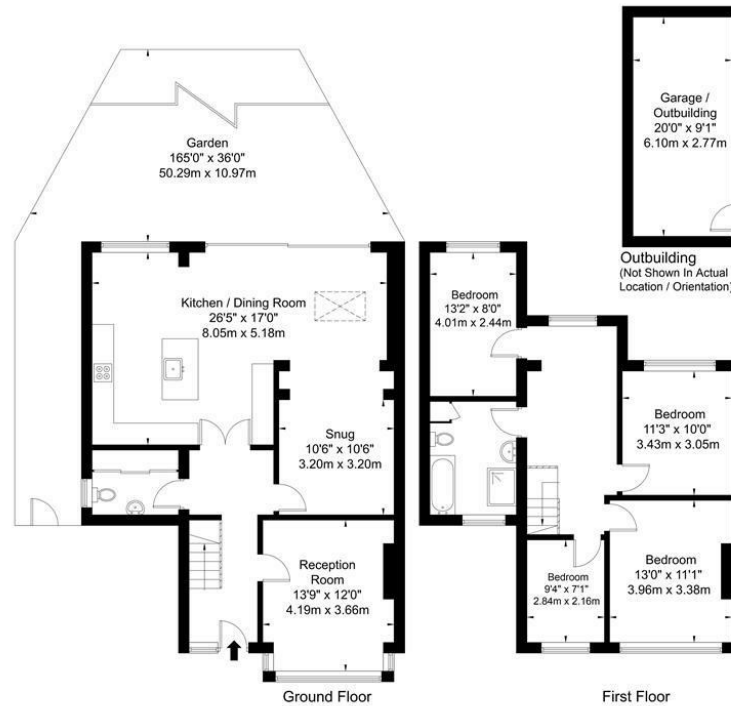






Middleton Close, Chingford, London, E4 8EA

Approximate Gross Internal Area = 148.5 sq m / 1598 sq ft
Garage / Outbuilding = 16.8 sq m / 181 sq ft
Total = 165.3 sq m / 1779 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
	69	77

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



OFFICE ADDRESS

26 Station Road
North Chingford
London
E4 7BE

020 8090 0860
sales@coultons.co.uk
www.coultons.co.uk

OFFICE ADDRESS

425a Lordship Lane
Wood Green
London
N22 5DH

020 3869 8989
sales@coultons.co.uk
www.coultons.co.uk