

Warren Pond Road, North Chingford, E4 6BD

£1,150,000

Coultons

PROPERTY SUMMARY

An Exceptional Chingford Residence in a Prestigious Setting.
Nestled along the highly sought-after Warren Pond Road in the heart of North Chingford, this impressive family home offers a rare combination of privacy, space and convenience.
Beautifully presented throughout, the property boasts four well-proportioned bedrooms, a spacious through lounge ideal for both relaxing and entertaining, and a charming farmhouse-style kitchen featuring granite worktops and a dedicated dining area. The accommodation is further enhanced by a first-floor family bathroom, a stylish en-suite to the principal bedroom accessed via the fitted wardrobes, and a convenient ground-floor guest WC. The garage has been thoughtfully converted and is currently utilised as a utility room and separate TV/snug room, providing valuable additional living space. Further highlights include elegant herringbone flooring, off-street parking, and a private rear garden extending to approximately 55ft, offering the perfect setting for outdoor dining, entertaining and family enjoyment.
Set within an exclusive residential location renowned for its attractive homes and leafy surroundings, the property enjoys close proximity to the vast open spaces of Epping Forest, while remaining within easy reach of an excellent selection of local amenities, highly regarded schools and superb transport links into Central London. Warren Pond Road is widely regarded as one of North Chingford's most desirable addresses, combining a peaceful semi-rural atmosphere with outstanding connectivity. This makes the property an exceptional opportunity for families and discerning buyers seeking an enviable lifestyle in one of North East London's most sought-after locations.
Early viewing is highly recommended to fully appreciate the location, space and quality of accommodation this outstanding home has to offer.

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SPACE
INVADERS

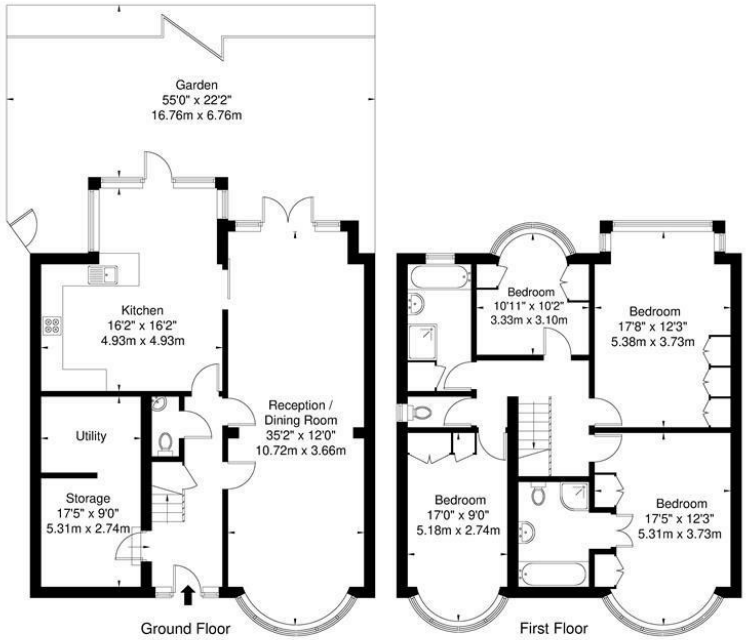






Warren Pond Road North Chingford, London, E4 6BD

Approximate Gross Internal Area = 178.4 sq m / 1920 sq ft



For Illustration Purposes Only - Not To Scale

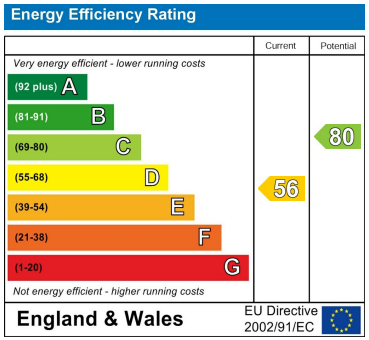
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
Any areas, measurements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



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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