



**HUNTERS**<sup>®</sup>  
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# Chalfont Road, London

£2,250

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This delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 904 square feet, the property boasts a well-designed layout that includes a welcoming reception room, ideal for relaxation and entertaining guests.

Constructed in 1931, this home retains a sense of character while providing modern amenities. The spacious kitchen is perfect for culinary enthusiasts, and with two bathrooms, morning routines will be a breeze for families or housemates. The property also features a driveway and a garage, ensuring ample parking space and storage.

One of the standout features of this residence is the sole use low-maintenance garden, providing a private outdoor space for leisure and enjoyment. The location is superb, with local parks such as Pymmes Park and Church Street Recreation Ground just a stone's throw away, perfect for leisurely strolls or family outings. Additionally, a variety of restaurants, cafes, and pubs are within easy reach, offering a vibrant community atmosphere.

Families will appreciate the number of local schools in the vicinity, making this property an excellent choice for those with children. For commuters, Edmonton Green Overground Station is conveniently close, providing easy access to central London and beyond.

This charming home is available now, presenting a wonderful opportunity for those seeking a comfortable and well-located residence in London. Don't miss the chance to make this lovely house your new home.

EPC Rating: D

Council Tax Band: D

Property available from Now!

Please contact the Hunters Letting Team to arrange a viewing.

Here to get you there! By your local property agency with a network of 270 offices.



## KEY FEATURES

- Three Bedroom semi detached house
  - Driveway and Garage
  - Sole use low maintenance garden
- Local parks, restaurants, cafes and pubs
- Catchment area for a number of Schools
- Pymmes Park, Church Street Recreation Ground
- Edmonton Green Overground Station
  - Council Tax Band: D
  - EPC Rating: D
  - Available Now

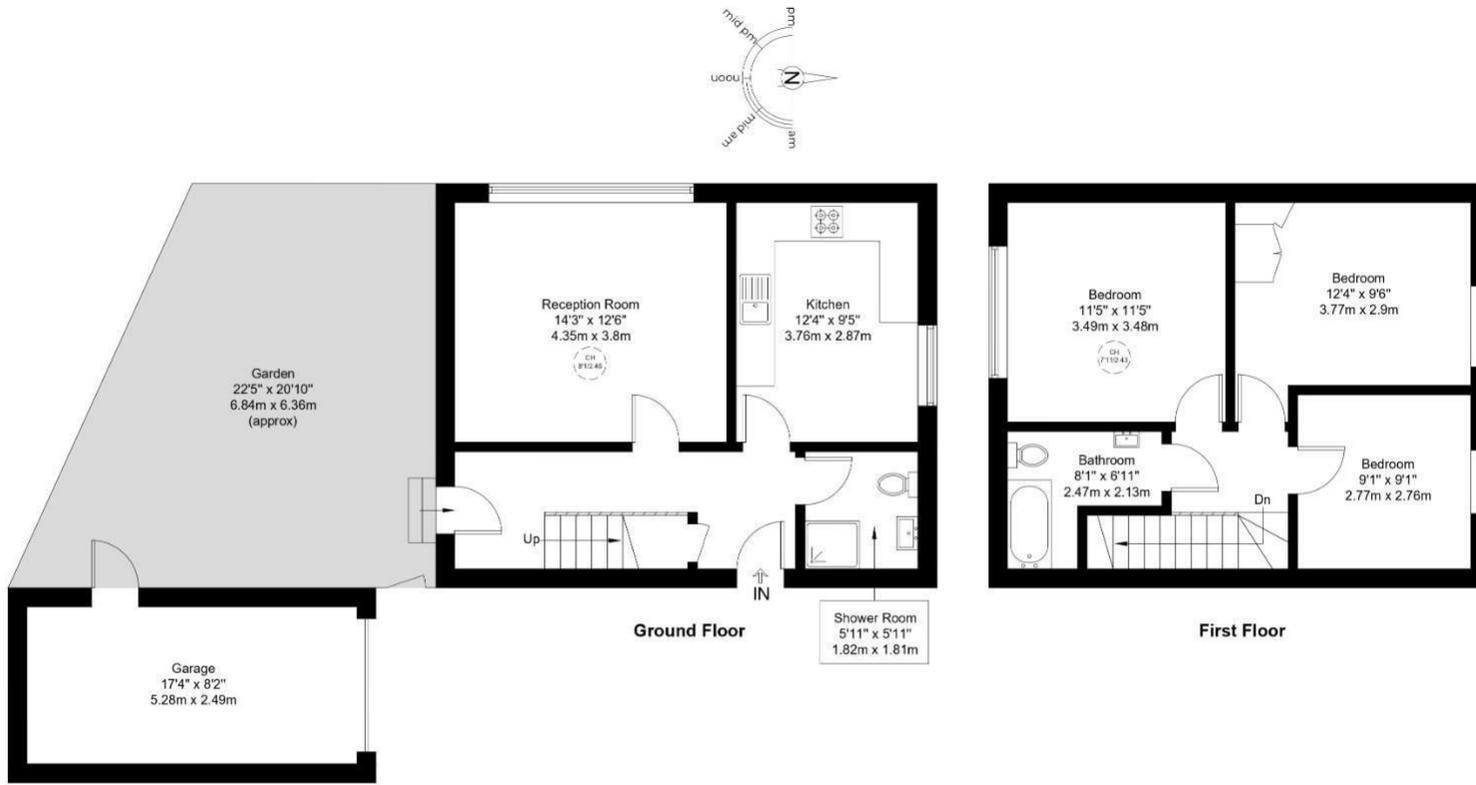




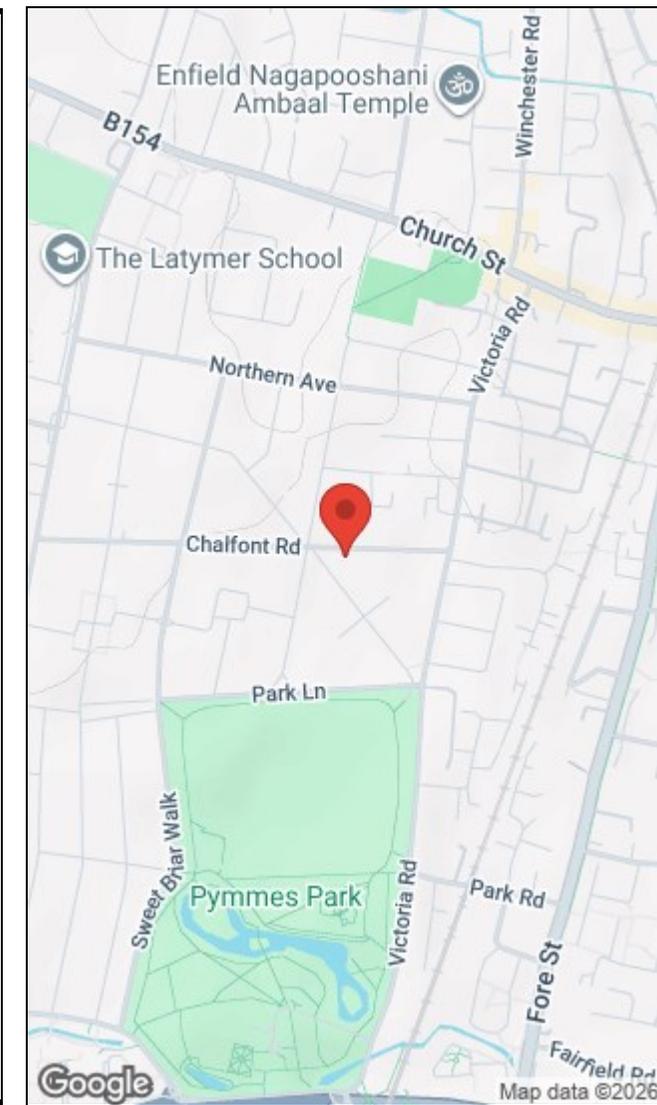


# Chalfont Road, N9

Approximate Gross Internal Area = 86.2 sq m / 928 sq ft



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors and the Total Gross Internal Area (GIA), are approximate. Maximum widths and lengths are represented on the floor plan. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan. Copyright © BLEUPLAN



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>87</b>	(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>			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>66</b>			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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