



  
**Coultons**  
**FOR SALE**  
020 8090 0860  
www.coultons.co.uk

College Gardens, North Chingford, E4 7LP

£700,000  **Coultons**

## PROPERTY SUMMARY

Offering for sale this well-presented 1930s semi-detached home, ideally located on a sought-after residential road in North Chingford. The property features three bedrooms, a first-floor family bathroom, a bright through lounge, and a galley-style fitted kitchen that opens into a spacious conservatory which is perfect as a dining area with views over the rear garden. The rear garden extends to approximately 60ft and includes side access, a paved patio, and a well-maintained lawn. To the front, the property benefits from off-street parking and a garage accessed via a shared driveway.

There is excellent potential to extend the property, both to the rear and into the loft (subject to the usual planning consents), offering the opportunity to create additional living space.

College Gardens is superbly positioned within easy reach of local amenities and just a short distance from Station Road, home to an excellent selection of independent shops, cafés, bars, and restaurants. Everyday essentials such as Co-op and Tesco Express are close by. Transport links are outstanding, with local bus routes and Chingford Overground Station providing direct access to Liverpool Street, while Walthamstow Central (Victoria Line, Zone 3) offers further Underground connections.

The area provides an ideal balance of urban convenience and natural surroundings, with the expansive Epping Forest moments away, perfect for scenic walks and outdoor leisure. The property is also well placed for access to highly regarded primary and secondary schools.

In our opinion, this property would make an excellent family home, and viewing is highly recommended.

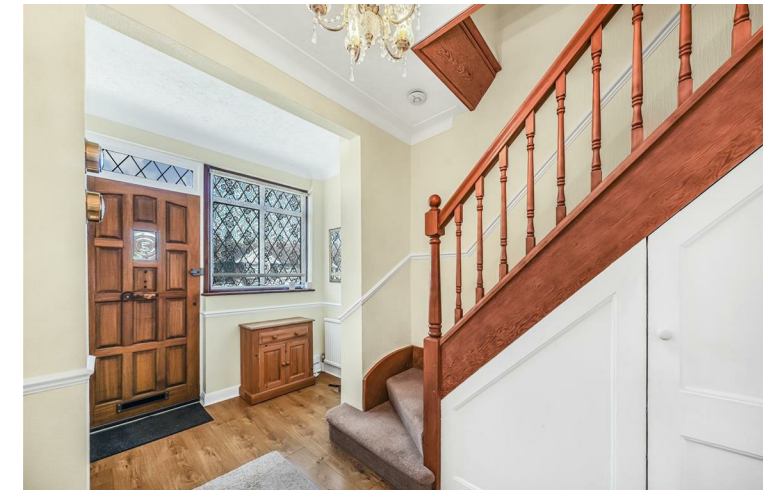
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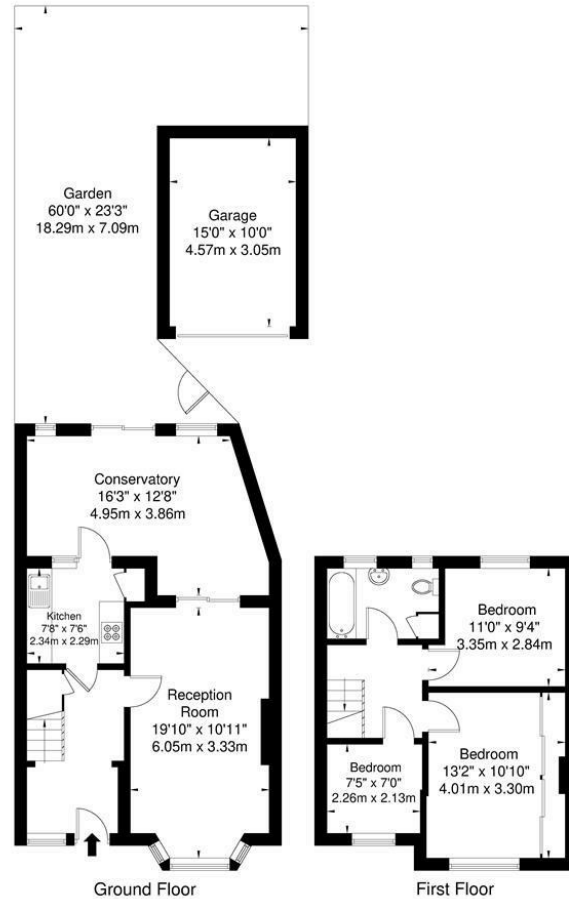






**College Gardens, London, E4 7LP**

Approximate Gross Internal Area = 94.6 sq m / 1018 sq ft  
 Garage = 13.9 sq m / 149 sq ft  
 Total = 108.5 sq m / 1167 sq ft



Ground Floor First Floor  
 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>			<b>80</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>54</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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