



Harold Road, Chingford, E4 9SN

£650,000

 **Coultons**

PROPERTY SUMMARY

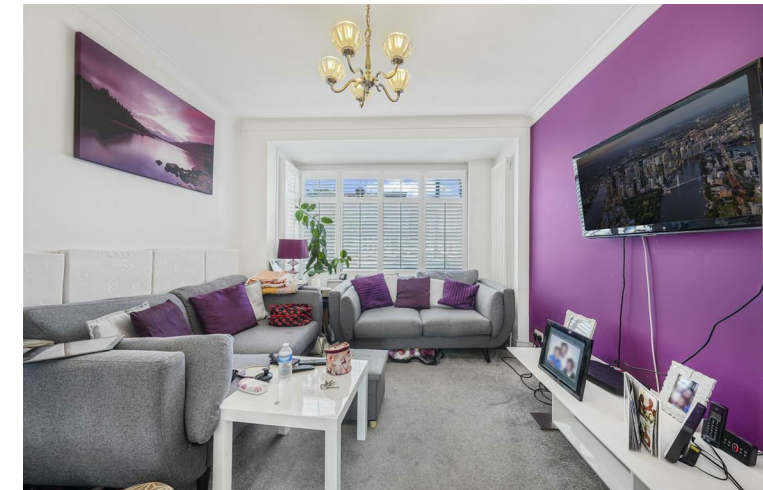
Situated on a quiet residential road, this well-maintained and generously proportioned three/four-bedroom semi-detached home offers versatile living space ideal for modern family life. The ground floor features a spacious front living room, a contemporary fitted kitchen with a dedicated dining area, and a guest WC. An impressive side extension currently serves as a fourth bedroom with an en-suite bathroom, though it could easily be reimagined as an additional family room or home office.

Upstairs, the property benefits from a modern shower room, while further highlights include double glazing, gas central heating, and a substantial rear garden measuring approximately 66ft x 30ft; perfect for family gatherings, outdoor dining, and entertaining. Off-street parking is available at the front of the property.

Harold Road is conveniently positioned between the vibrant shopping areas of Chingford Mount and Station Road in North Chingford, both offering a wide selection of bars, cafés, restaurants, and independent shops. The area is also rich in green spaces, with several local parks and the expansive Epping Forest nearby, ideal for walking, cycling, and outdoor leisure.

Families will appreciate the choice of well-regarded schools, including Parkside Primary, Lime Academy Larkwood, Chingford Foundation Secondary, and Chase Lane Primary. Excellent transport links are close at hand, with local bus routes and both Chingford and Highams Park Overground Stations providing direct access to Liverpool Street, as well as easy connections to Walthamstow Central for the Victoria Line.

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

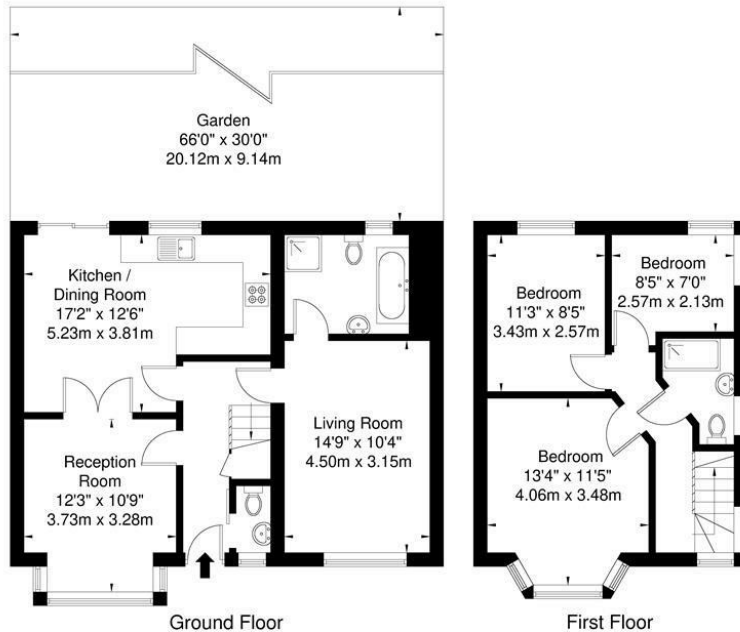








Harold Road, London, E4 9SN
 Approximate Gross Internal Area = 99.9 sq m / 1075 sq ft



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			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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