



Balgonie Road, North Chingford, E4 7HL

£800,000  Coultons

## PROPERTY SUMMARY

Situated on a quiet and highly sought-after cul-de-sac in North Chingford is this well-presented 1930s four-bedroom semi-detached family home, arranged over three floors. The ground floor features a generous front reception room, an extended modern open-plan fitted kitchen with adjoining dining and living space, a utility room, and a guest WC.

The first floor offers three bedrooms (two double and one single), along with a contemporary family bathroom. Stairs from the landing lead to the second floor, where a thoughtfully designed loft conversion provides a spacious fourth bedroom complete with an en-suite shower room.

Additional benefits include double glazing, gas central heating, and bi-fold doors opening onto a southerly facing rear garden measuring approximately 50ft, comprising a paved patio, lawn with flower borders, a summer house, side access, and off-street parking to the front.

Balgonie Road is ideally positioned just a short walk from Station Road, where you will find an excellent selection of independent shops, cafés, bars, and restaurants offering a wide variety of cuisines. Local amenities also include Co-op and Tesco Express. Transport links are superb, with nearby bus routes and Chingford Overground Station, providing direct access to Liverpool Street, as well as easy interchange to the Victoria Line at Walthamstow Central (Zone 3).

Perfectly balancing city convenience with natural surroundings, the area offers immediate access to the expansive green spaces of Epping Forest, ideal for scenic walks and outdoor leisure. The property is also conveniently located for well-regarded local schools, including Chingford CoFE and St Mary's Primary.

In our opinion, this property represents an excellent family home and must be viewed to be fully appreciated.

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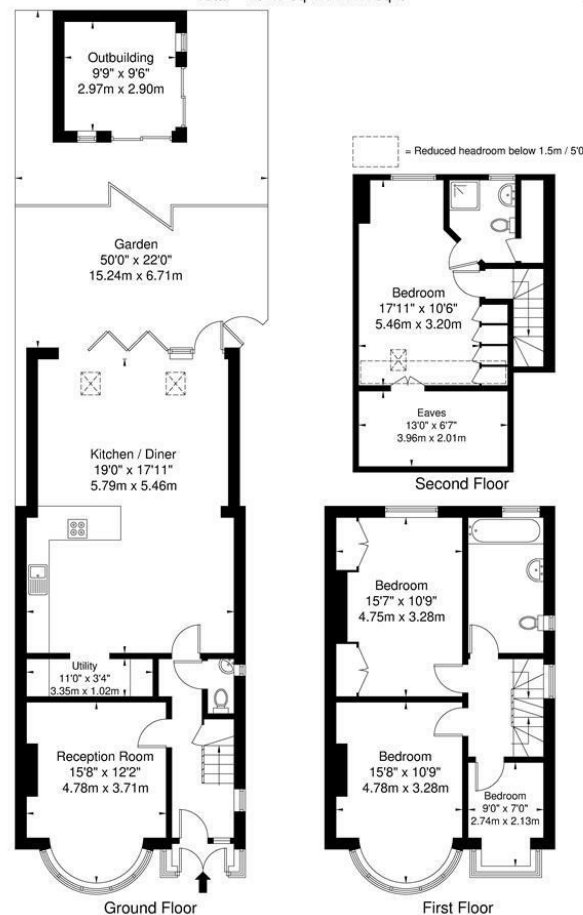


## Balgonie Road London, E4 7HL

Approximate Gross Internal Area = 156.2 sq m / 1681 sq ft

Outbuilding = 8.5 sq m / 91 sq ft

Total = 164.7 sq m / 1772 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) <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 |         |                         |
| 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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