



Leonard Road, Chingford, E4 8NE

OFFERS IN EXCESS OF
£500,000

 Coultons

PROPERTY SUMMARY

Offering for sale this charming mid-terraced period house, ideally situated on a quiet residential road just off Chingford Mount Road. The property comprises of three bedrooms, two reception rooms, a fitted galley-style kitchen, a conservatory, and a first-floor family bathroom. Further benefits include double glazing, gas central heating, and a rear garden extending to approximately 52ft in length.

Leonard Road is conveniently located within easy reach of a wide range of local amenities, including the popular Chingford Mount shopping area, which offers an excellent selection of shops, bars, restaurants, and cafés. The area is well served by several bus routes, while motorists will appreciate the easy access to the A406 North Circular Road. Highams Park Overground Station is approximately 0.8 miles away, providing direct services to Liverpool Street, as well as convenient connections via Walthamstow Central to the Victoria Line.

The property is also ideally positioned for access to a variety of open green spaces, including several local parks and the extensive surroundings of Epping Forest. Well-regarded schools in the area include Chase Lane Primary School, Larkswood Primary Academy, and South Chingford Foundation School.

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

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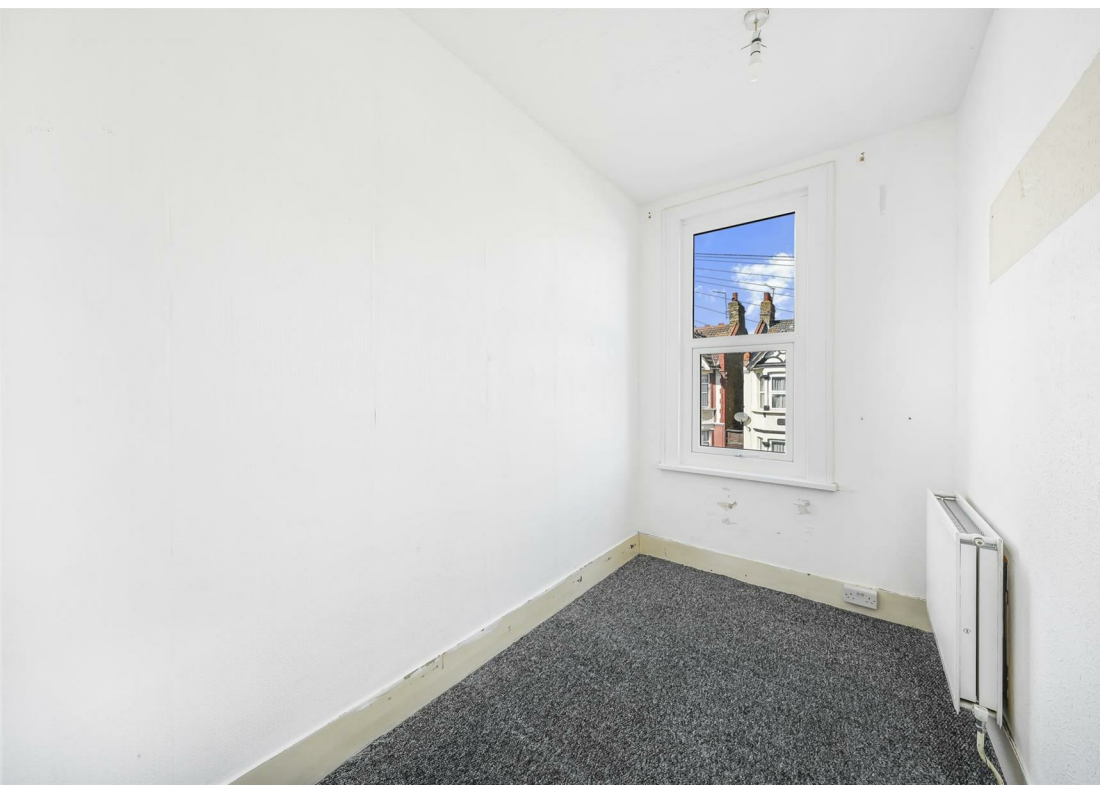
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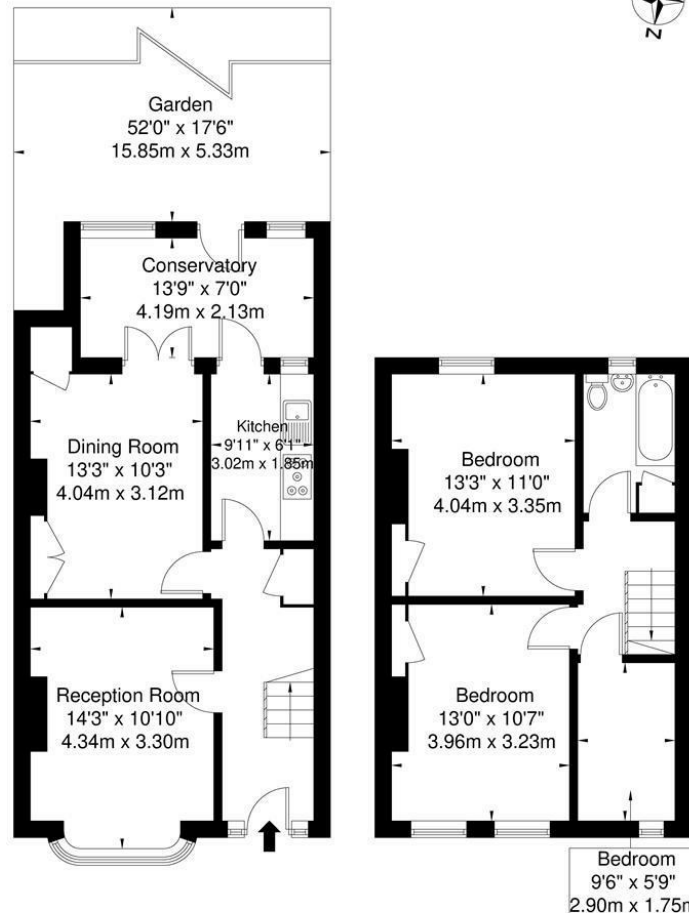






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Approximate Gross Internal Area = 94.2 sq m / 1013 sq ft



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

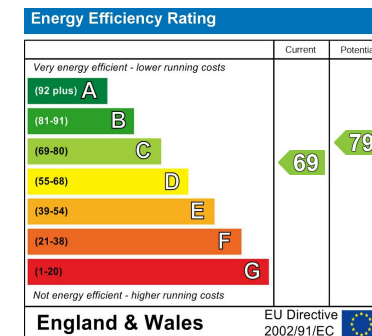
Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only



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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