



Balgonie Road, North Chingford, E4 7HL

£800,000

 **Coultons**

PROPERTY SUMMARY

Situated on a quiet and sought after cul-de-sac in North Chingford is this well maintained 1930's four bedroom semi detached house set over three floors. The ground floor comprises of a spacious front living room, a second reception room which leads onto the extension which is currently used as a dining room and a modern fitted kitchen with granite work surfaces. The first floor has three bedrooms, with the rear bedroom having access to a roof terrace overlooking the garden, and the family bathroom with a separate WC. Stairs from the landing lead to the second floor/loft conversion where you will find the fourth bedroom with an en-suite shower room. Further benefits include double glazing, gas central heating and plantation shutters.

Externally the garden is approximately 40ft x 31ft with a paved patio area and mainly laid to lawn with flower borders, with side access to a shared driveway, garage and off street parking to the front aspect.

Balgonie Road is located a few minutes walk from Station Road in North Chingford with plenty of independent retailers, bars, coffees shops and restaurants offering a vast array of cuisines for dining out. You will also find supermarkets such as Co-op, and Tesco Express. Public transport includes local bus routes and Chingford Overground Station (which is just around the corner) with direct access into Liverpool Street. You can also inter-change on to the Underground at Walthamstow Central (Victoria Line - Zone 3).

A happy middle ground between city and country life, you'll find vast green scenic spaces of Epping Forest to explore for when you fancy a tranquil walk. The property conveniently located within easy reach of Chingford CofE and St. Mary's primary schools.

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

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Balgonie Road,
North Chingford, E4 7HL
Approx. Gross Internal Area 1502 Sq Ft - 139.54 Sq M
(Including Restricted Height Area & Excluding Garage)
Approx. Gross Internal Area 1450 Sq Ft - 134.71 Sq M
(Excluding Restricted Height Area & Garage)
Approx. Gross Internal Area Of Garage 134 Sq Ft - 12.48 Sq M



For Illustration Purposes Only - Not To Scale

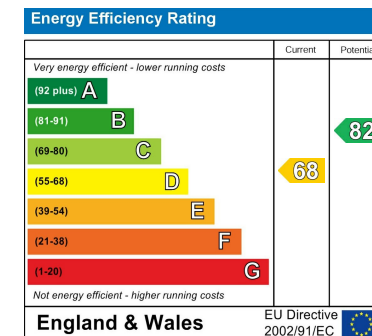
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements 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



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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