



Hawdene, North Chingford, E4 7PF

OFFERS IN EXCESS OF
£500,000

 **Coultons**

PROPERTY SUMMARY

Situated on a quiet residential street is this well presented and tastefully decorated two bedroom mid terraced house. The property benefits from a spacious living room which interconnects onto a contemporary fitted kitchen with central island and breakfast bar, a first floor modern fitted shower room, a ground floor cloakroom, double glazing and gas central heating. To the front of the house there is off street parking and to the rear the garden extends to approximately 75ft and has a garage at the end accessed via a service road.

Hawkdene is within easy reach of local amenities along with Station Road in North Chingford, which is easily accessible either by a leisurely walk or by taking the hopper bus (379). Station Road has a vast array of independent retail shops, bars, restaurants, coffee shops, and supermarkets such as Amazon Fresh, Co-op, and Tesco Express. Public transport includes Chingford Overground Station with direct access into Liverpool Street. You can also inter-change onto the underground station at Walthamstow Central (Victoria Line - Zone 3).

You also have the vast green spaces and wooded area of Epping Forest very close by where you can explore some of the nature trails and have a picnic when you fancy a quiet and peaceful time.

For families looking for schools, the property sits in the catchment area of the Ofsted Outstanding Yardley Primary School.

In our opinion this property would make an excellent home and viewing is highly recommended to be fully appreciated.

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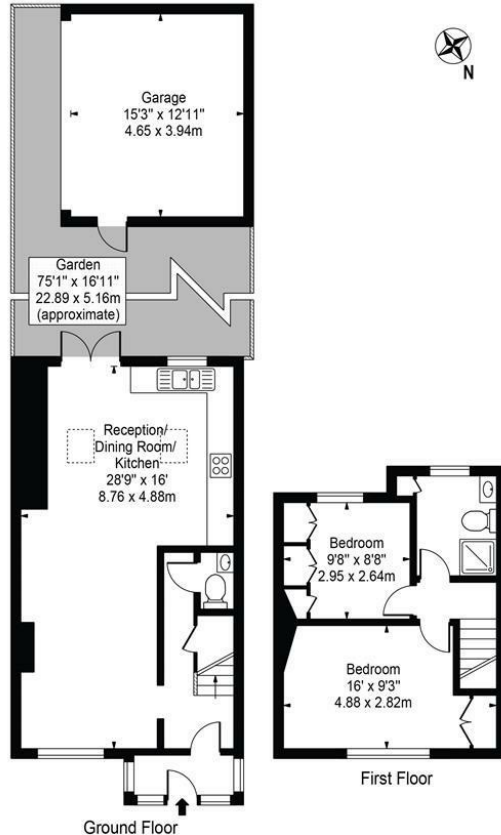




Hawkdene, E4

Approx. Gross Internal Area 776 Sq Ft - 72.09 Sq M
(Excluding Garage)

Approx. Gross Internal Area Of Garage 197 Sq Ft - 18.32 Sq M



Ground 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, 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

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	80
(39-54) E			
(21-38) F			
(1-20) G			
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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