



Hornbeam Grove, Chingford, E4 6JE

£400,000  Coultons

PROPERTY SUMMARY

Situated on a quiet residential road overlooking a picturesque wooded area, this three-bedroom mid-terrace house offers an excellent opportunity for buyers looking to modernise and create a wonderful family home. The property comprises a spacious living room, a fitted kitchen with access to the rear garden, which extends to approximately 57ft in length, a ground floor bathroom, a first floor WC, double glazing, and gas central heating.

There is also potential to extend the property and create off-street parking, subject to the necessary planning permissions, providing the opportunity for additional living space and enhanced convenience.

Hornbeam Grove is ideally located within easy reach of the local shopping amenities at Chingford Hatch and Station Road in North Chingford, offering a wide selection of bars, restaurants, coffee shops, and everyday conveniences. Excellent transport links are available via local bus routes and Chingford Overground Station, providing direct services to London Liverpool Street, as well as connections at Walthamstow Central for the Victoria Line.

For those who enjoy the outdoors, the expansive green spaces of Epping Forest, Connaught Water, and Chingford Golf Course are just a short distance away, offering the perfect setting for peaceful walks and leisure activities. Families will also appreciate the range of highly regarded primary and secondary schools located within walking distance.

In our opinion, once updated, this property has the potential to become an outstanding family home. Offered to the market chain-free, early viewing is highly recommended.

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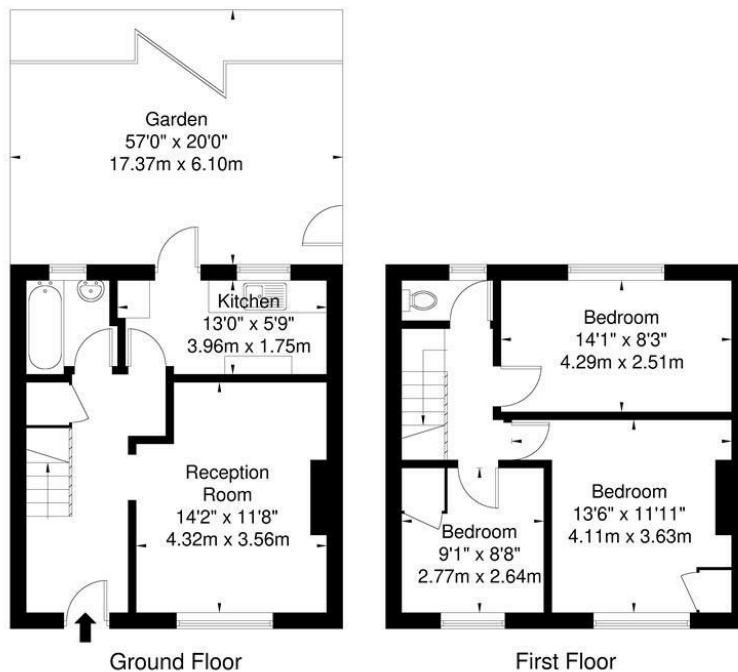






Hornbeam Grove, London, E4 6JE

Approximate Gross Internal Area = 72.8 sq m / 783 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	76
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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