

Westward Road, Chingford, E4 8QQ

£625,000

Coultons

PROPERTY SUMMARY

Occupying 1,471 sqft (136.7 sqm), this well-presented four-bedroom end-of-terrace family home is arranged over three floors and offers spacious, versatile accommodation throughout.
The ground floor comprises a generous living room, a modern fitted kitchen with a dining area opening into a bright conservatory, and a contemporary shower room. On the first floor, there are three well-proportioned bedrooms and a stylish family bathroom. The second floor loft conversion provides a further double bedroom with an en-suite shower room, together with an additional room that would make an ideal dressing room, study, or home office.
Further benefits include double glazing, gas central heating, off-street parking to the front, and a rear garden extending approximately 100ft, with convenient side access to the front of the property.
The property also offers excellent potential for further extension to the rear, subject to the necessary planning permissions and consents.
Westward Road enjoys a convenient location close to a range of local amenities and is just a short distance from Chingford Mount's vibrant shopping area, offering a selection of shops, bars, restaurants, and cafés. Excellent transport links include several nearby bus routes, while the A406 North Circular Road is easily accessible for motorists.
The area is well served by a variety of primary and secondary schools and benefits from an abundance of green open spaces, including several local parks and the vast expanse of Epping Forest, ideal for walking, cycling, and outdoor recreation.
In our opinion, this property would make an excellent family home, and early viewing is highly recommended.

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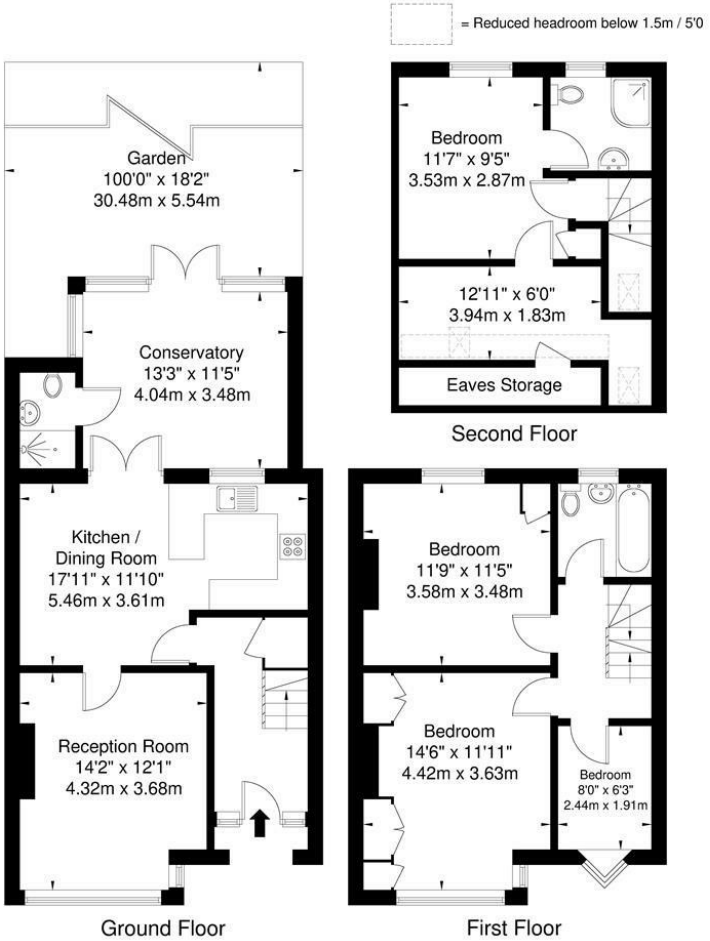






Westward Road, London, E4 8QQ

Approximate Gross Internal Area = 136.7 sq m / 1471 sq ft



For Illustration Purposes Only - Not To Scale

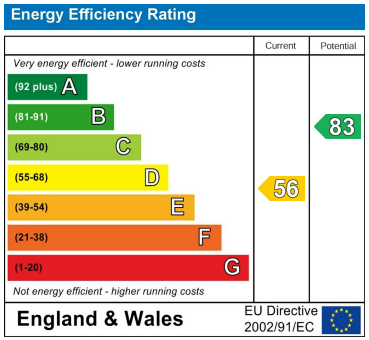
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
Any areas, measurements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