



Eglington Road, North Chingford, E4 7AN

OFFERS IN EXCESS OF
£1,200,000

 **Coultons**

PROPERTY SUMMARY

Situated on one of North Chingford's premier roads, is this semi-detached five bedroom house set over three floors that has been tastefully decorated and finished to a high standard, occupying 2082sqft (193.4sqm). The ground floor benefits from two spacious reception rooms, a contemporary fitted kitchen with separate dining area, a utility room, a ground floor guest WC. The first floor offers four well proportioned bedrooms with an en-suite shower room to the main bedroom along with a modern fitted family bathroom. Stairs from the landing lead to the second floor/loft conversion, where you will find the spacious fifth bedroom with built in wardrobes, an additional chic bathroom and an office area. Externally, the rear garden is approximately 80ft in length with a decked patio area, pergola and glass balustrade. Steps lead down to a path and lawn area and at the rear of the garden you will find a modern built summer house with bi-fold doors and a hot tub to the side. Further benefits include a garage with a roller shutter, off street parking and EV charger.

Eglington Road is just around the corner from Station Road in North Chingford with plenty of independent retailers, bars, coffee shops and restaurants offering a vast array of cuisines for dining out. You will also find supermarkets such as Amazon Fresh, Co-op, and Tesco Express. Public transport includes local bus routes and Chingford Overground Station with direct access into Liverpool Street. You can also interchange onto 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. For families the property is conveniently located within easy reach of several schools both public and private.

In our opinion this property will make an amazing family home and be great for entertaining. Viewing is a must to fully appreciate this stunning house.

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Eglington Road, North Chingford, London, E4 7AN

Approximate Gross Internal Area = 193.4 sq m / 2082 sq ft

Outbuilding = 10.8 sq m / 116 sq ft

Total = 204.2 sq m / 2198 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

F

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		
England & Wales		
EU Directive 2002/91/EC		
	58	72

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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