

Connaught Avenue, North Chingford, E4 7AP

OFFERS IN EXCESS OF
£1,000,000

Coultons

PROPERTY SUMMARY

Situated on one of North Chingford's most sought-after roads, this impressive four-bedroom semi-detached family home is arranged over three floors and offers approximately 1,505 sq ft (139.8 sq m) of well-presented living accommodation. The ground floor features two generous reception rooms, ideal for both everyday family living and entertaining, together with a well-proportioned fitted kitchen. On the first floor, there are three spacious bedrooms, a family bathroom, and a separate WC. A staircase leads to the converted loft, which provides a superb principal bedroom complete with a modern en-suite shower room and a substantial wardrobe area.

Externally, the property boasts a rear garden extending to approximately 100 ft, providing an excellent space for outdoor entertaining, family activities, and relaxation. There is also side access leading to the front of the property, where off-street parking is available. In addition, the house offers scope for a rear extension, subject to the necessary planning consents, allowing further potential to enhance the living space.

Connaught Road is ideally located just off Station Road in North Chingford, placing residents within easy reach of an excellent selection of independent shops, cafés, bars, and restaurants, as well as convenient amenities including Co-op and Tesco Express. Transport links are excellent, with local bus routes and Chingford Overground Station providing direct services into Liverpool Street. Walthamstow Central is also easily accessible, offering connections to the Victoria Line (Zone 3).

Perfectly balancing town and country living, the property is within close proximity to the vast open spaces of Epping Forest, offering miles of scenic walks and recreational opportunities. Families will also appreciate the wide choice of highly regarded state and independent schools nearby.

In our opinion, this is a fantastic family home in a highly desirable location, and an internal viewing is a must.

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beko
Russell Hobbs
NINJA











Connaught Avenue, North Chingford, London, E4 7AP

Approximate Gross Internal Area = 139.8 sq m / 1505 sq ft



For Illustration Purposes Only - Not To Scale

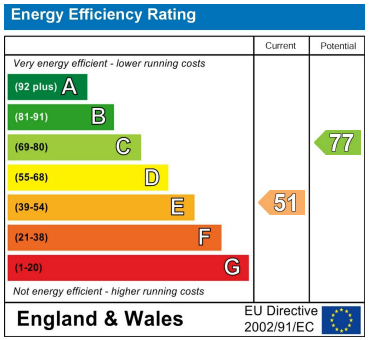
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
Any areas, measurements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



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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