



Woodland Road, North Chingford, E4 7EU

£385,000

 Coultons



## PROPERTY SUMMARY

Situated on a quiet and sought after residential no through road in North Chingford is this well proportioned two double bedroom first floor Victorian converted flat. Added benefits include a spacious living room, a modern fitted kitchen, a modern fitted bathroom with separate WC, double glazing, gas central heating, and comes with a lease which has approximately 103 years remaining.

Woodland Road is located very close to Station Road with plenty of independent retailers, bars, coffees 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 (which is just around the corner) with direct access into Liverpool Street. You can also inter-change on to 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.

In our opinion this property would make an excellent home for a first time buyer or someone downsizing. Viewing is highly recommended and is being sold on a chain free basis.

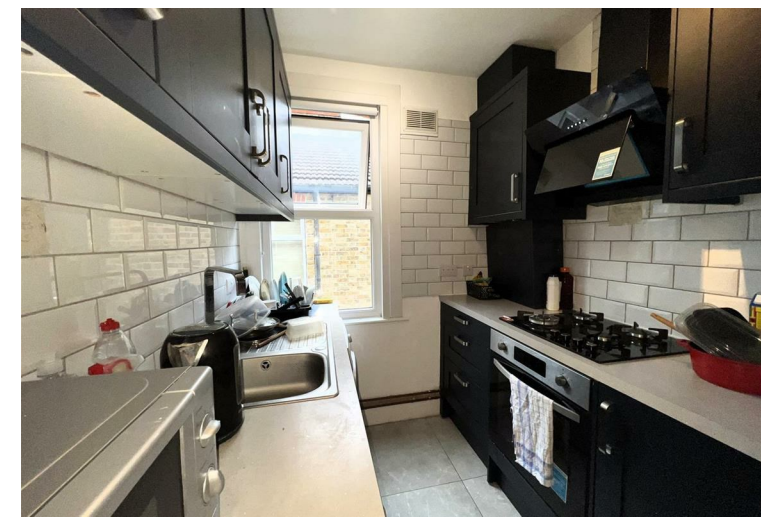
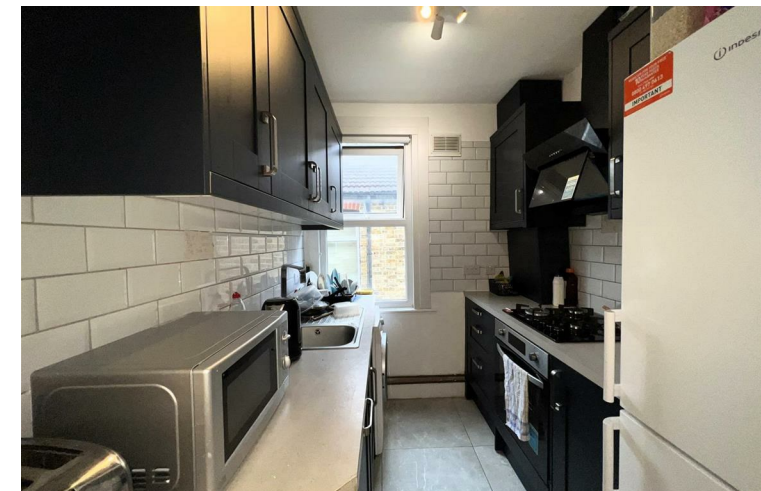
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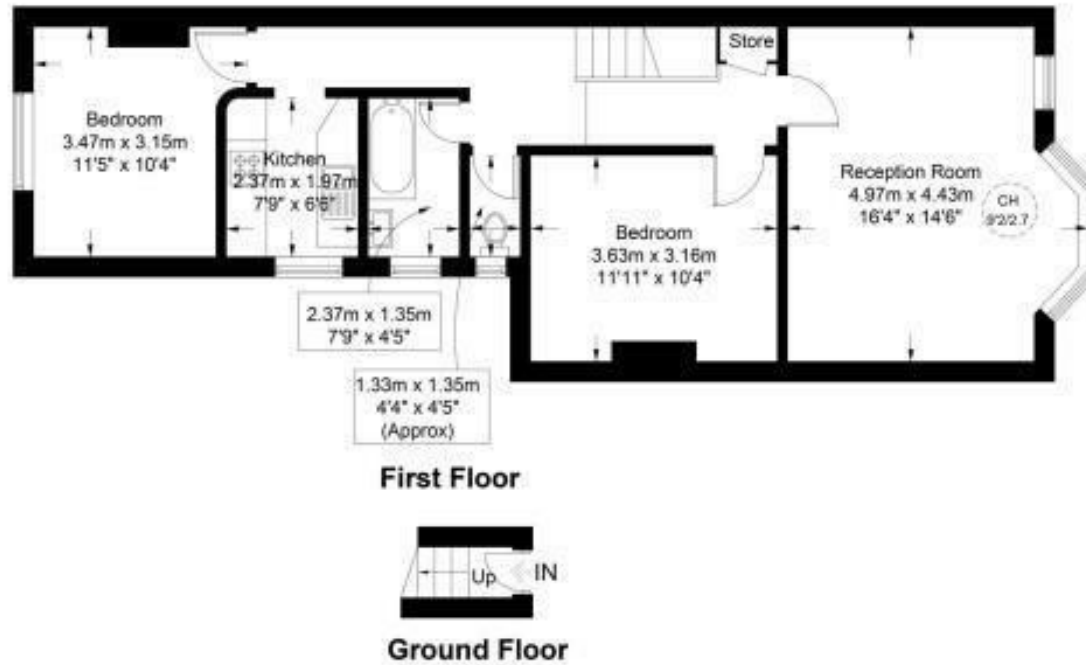








Approximate Gross Internal Area = 691 sq ft / 64.2 sq m



**LOCAL AUTHORITY**  
Waltham Forest

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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