

Arabia Close, North Chingford, E4 7DU

£650,000

Coultons

PROPERTY SUMMARY

Situated within the highly sought-after cul-de-sac of Arabia Close, this well-presented mid-terraced townhouse offers an excellent blend of modern living, generous accommodation, and everyday convenience. The property features three well-proportioned bedrooms, a spacious living room, a contemporary fitted kitchen, and a modern family bathroom. Further benefits include a ground floor guest WC and shower room, and an additional reception room on the ground floor, which is ideally suited as a home office, playroom, or fourth bedroom. Externally, the property boasts a rear garden extending approximately 33ft, a garage, and off-street parking.

Arabia Close is ideally positioned just moments from Station Road, North Chingford, where you will find an excellent selection of independent shops, cafés, bars, and restaurants catering to a wide variety of tastes and cuisines. Everyday amenities are well served by nearby supermarkets including Co-op and Tesco Express. Excellent transport links are available via local bus routes and Chingford Overground Station, providing direct services into London Liverpool Street. Connections to the London Underground can also be made at Walthamstow Central on the Victoria Line (Zone 3).

Offering the perfect balance between city convenience and countryside charm, the property is within easy reach of the vast open spaces of Epping Forest, ideal for walking, cycling, and outdoor recreation. Families will also appreciate the property's proximity to a number of highly regarded state and independent schools.

Offered to the market chain free, this is a superb opportunity to acquire a spacious and versatile family home in a desirable North Chingford location. In our opinion, the property would make an excellent family residence, and early viewing is highly recommended.

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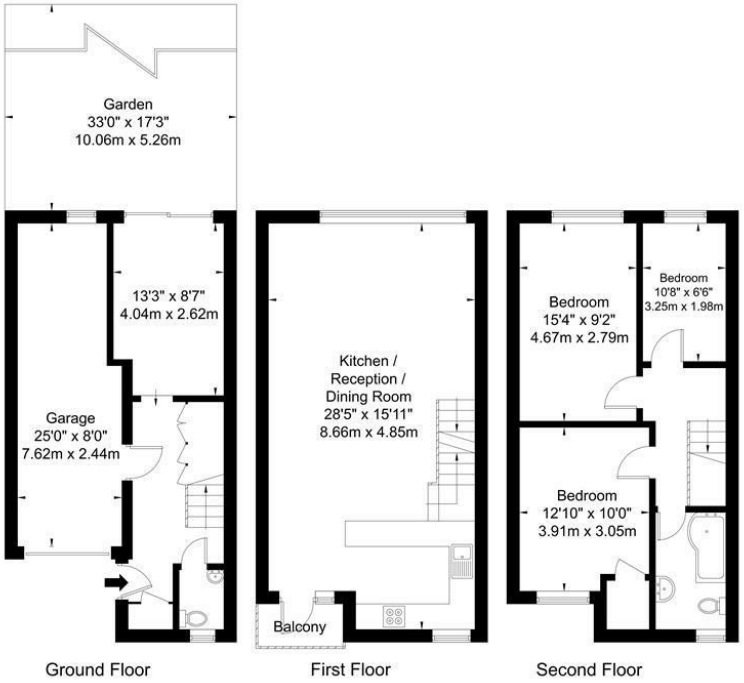






Arabia Close North, Chingford, London, E4 7DU

Approximate Gross Internal Area = 130.2 sq m / 1401 sq ft



For Illustration Purposes Only - Not To Scale

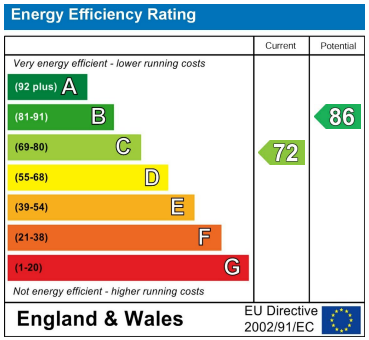
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
Any areas, measurements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

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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