



Silverthorn Gardens, North Chingford, E4 8BW

GUIDE PRICE  
£775,000

 **Coultons**

## PROPERTY SUMMARY

Guide Price £775,000-£800,000

Situated on a quiet and sought after residential no through road is this spacious and well proportioned three bedroom semi detached house. The ground floor comprises of a front living room, an office/study room, and an open plan modern fitted kitchen with dining and living area, and a ground floor bathroom. Stairs from the spacious entrance hall lead to the first floor where you will find the three good size bedrooms, two of which have en-suite shower rooms.

Externally the rear garden is approximately 130ft in length with a garage which is accessed via a shared driveway. There is potential to add off street parking over the front garden.

Silverthorn Gardens is situated between both shopping areas of Chingford Mount and the High Street of Station Road in North Chingford. Both have an array of bars, coffee shops & restaurants with a great choice of different cuisines. The green spaces of Mansfield and Ridgeway Park are close by along with the vast area of Epping Forest for great walks any cycling enthusiasts.

There are also several schools in the area which include Parkside Primary, Lime Academy Larkwood, Chingford Foundation Secondary and Chase Lane Primary. Transport links includes local bus routes along with Chingford Overground Station (Weaver Line) with direct access into Liverpool Street as well as Walthamstow Central where you can change over to the Victoria Line on the Underground.

In our opinion this property will make an excellent family home and is being sold on a chain free basis. Viewing is highly recommended.

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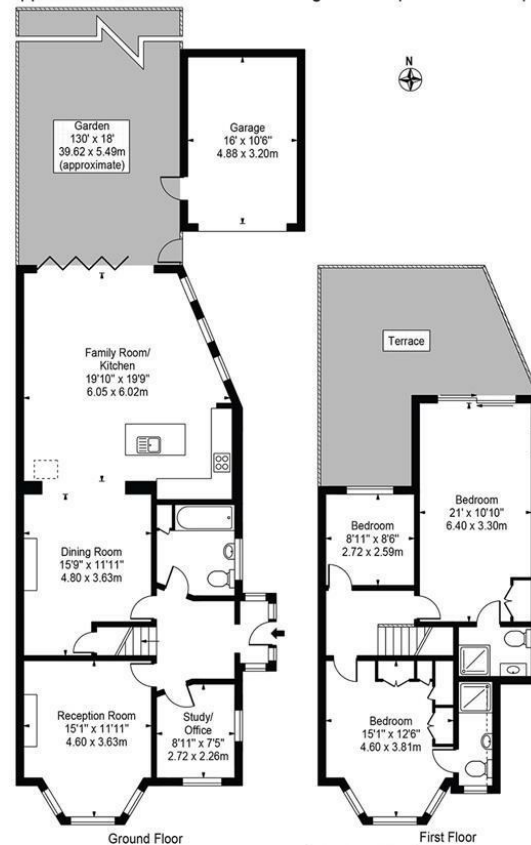








Silverthorn Gardens, E4 8BW  
 Approx. Gross Internal Area 1617 Sq Ft - 150.22 Sq M  
 (Excluding Garage)  
 Approx. Gross Internal Area Of Garage 168 Sq Ft - 15.62 Sq M



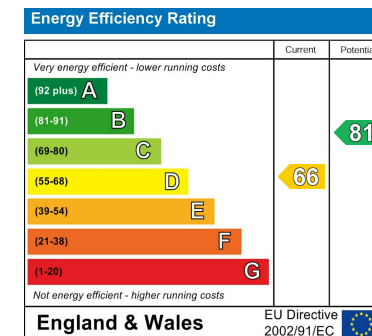
Ground Floor First Floor  
 For Illustration Purposes Only - Not To Scale  
 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, 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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