



Woodland Road, North Chingford, E4 7EU

£800,000  Coultons



## PROPERTY SUMMARY

Occupying 1704sqft (158.31sqm) is this Victorian house set over three floors situated on a quiet no through road in the heart of North Chingford. The property benefits from a through lounge with a stunning feature fire place, a spacious kitchen with dining area, a utility room, a ground floor guest WC, five bedrooms, four of which are on the first floor, a spacious family bathroom, a shower room on the second floor/loft conversion, double glazing, gas central heating and a southerly facing rear garden which is approximately 75ft in length.

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 family home with many good schools, both primary and secondary being nearby. Viewing is highly recommended.

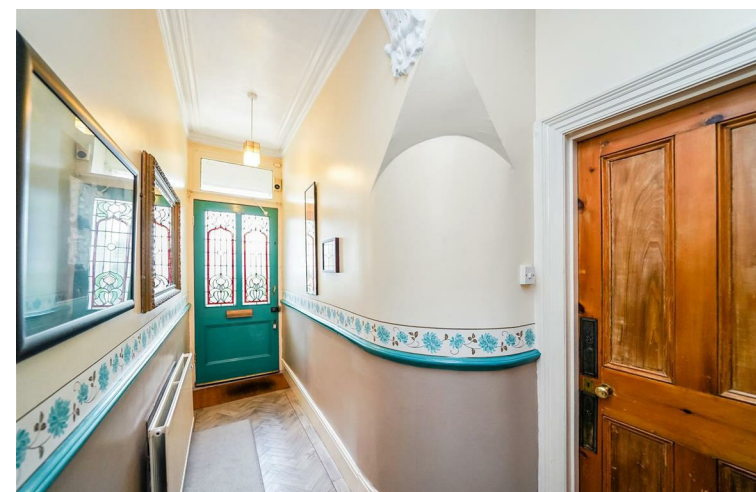
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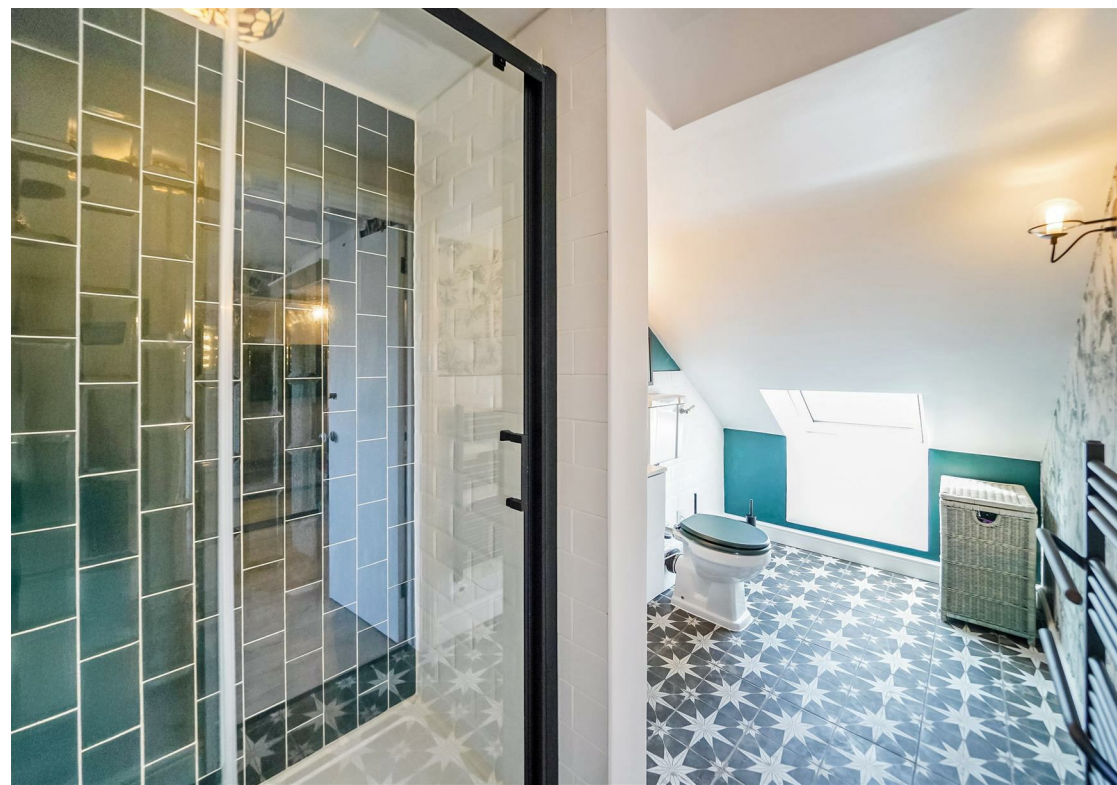
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Woodland Road,  
North Chingford, E4 7EU  
Approx. Gross Internal Area 1704 Sq Ft - 158.31 Sq M



For Illustration Purposes Only - Not To Scale

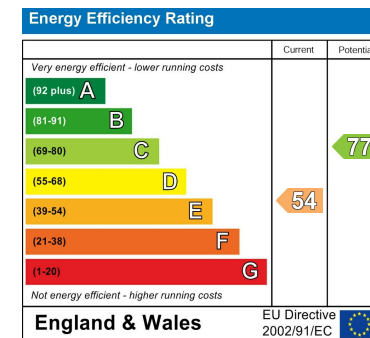
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements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

**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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