



Westminster Gardens, North Chingford, E4 6ER

ASKING PRICE
£375,000

 **Coultons**

PROPERTY SUMMARY

A rare opportunity to purchase this one bedroom end of terraced freehold house situated on a quiet and sought after development in North Chingford. The property benefits for a spacious living room, a kitchen with eat in area, a first floor shower room, double glazing, gas central heating, private rear garden and off street parking.

Westminster Gardens is a short walk away from Station Road which has a vast array of independent retail shops, bars, restaurants, coffee shops, and supermarkets such as Amazon Fresh, Co-op, and Tesco Express. Public transport includes Chingford Overground Station with direct access into Liverpool Street. You can also inter-change on the the underground at Walthamstow Central (Victoria Line - Zone 3). There are also plenty of local schools withing walking distance, both primary and secondary.

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 and would be an ideal purchase for a first time buyer or for someone downsizing. The property is being offered on a chain free basis and viewing is highly recommended.

Photos shown are pre current tenancy.

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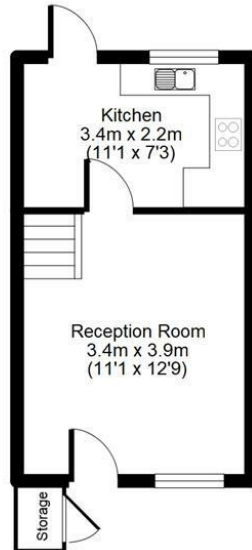




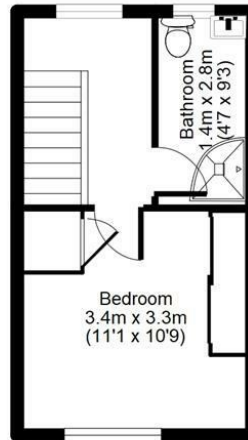


Westminster Gardens, E4

APPROX GROSS INTERNAL FLOOR AREA: 445 sq. ft / 41 sq. m



Ground Floor



First Floor


For identification purposes only
Measurements are approx and not to scale

LOCAL AUTHORITY
Waltham Forest

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		62	90
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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