



Old Church Road, Chingford, E4 8BT

£575,000

 **Coultons**

PROPERTY SUMMARY

Offering for sale this three bedroom mid-terraced 1930's house situated on Old Church Road in Chingford. Added benefits includes two well proportioned reception rooms, a galley fitted kitchen, conservatory, a first floor family bathroom with separate WC, double glazing and gas central heating. Externally the garden is approximately 70ft in length with a garage to the rear along with two further parking spaces. Behind the car parking spaces, there is an allotment area which is used by the surrounding home owners.

Old Church Road is situated close to both shopping areas of Chingford Mount & Station Road with all their bars, restaurants & coffee shops. Transport links includes several bus routes along with Chingford Overground Station (Weaver Line) with direct access into Liverpool Street, and for those who drive the A406 North Circular Road is easily accessible.

There are also several parks in Chingford to walk around along with the vast spaces of Epping Forest being nearby. Local schools include Parkside Primary, Lime Academy Larkwood, Chase Lane Primary and Chingford Foundation Secondary & Sixth Form.

In our opinion this property will make an excellent family home and viewing is highly recommended.

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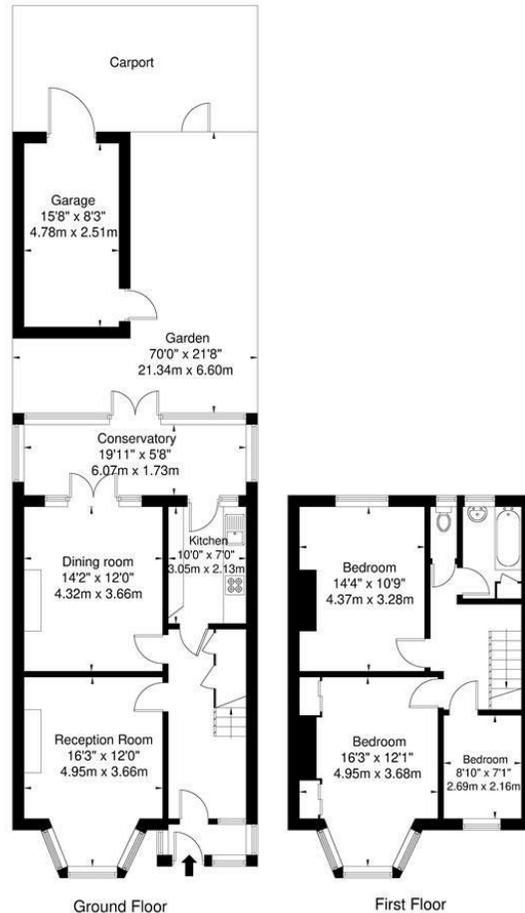








Old Church Road, London, E4 8BT
 Approximate Gross Internal Area = 114.3 sq m / 1230 sq ft
 Garage = 12 sq m / 129 sq ft
 Total = 126.3 sq m / 1359 sq ft



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, 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			87
(81-81) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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