



Silverthorn Gardens, North Chingford, E4 8BP

£925,000  Coultons

PROPERTY SUMMARY

Tastefully decorated and finished to an exceptional standard, this spacious five-bedroom semi-detached residence is located on a quiet and highly sought-after cul-de-sac in North Chingford. The ground floor features a generous living room, a modern fitted shower room, and an impressive open-plan contemporary kitchen with adjoining dining and living areas. Large sliding doors lead out to a beautifully maintained rear garden extending to approximately 120 ft. The property also benefits from off-street parking to the front. The first floor offers three well-proportioned bedrooms and an additional shower room. One of the bedrooms is notably larger than average and enjoys spectacular views over the reservoirs. The second floor, formed from a well-executed loft conversion, provides two further bedrooms and a third shower room.

Silverthorn Gardens is ideally positioned between the vibrant shopping areas of Chingford Mount and Station Road, both offering a wide selection of bars, cafés, restaurants, and diverse cuisines. The green open spaces of Mansfield Park and Ridgeway Park are close by, along with the expansive Epping Forest - perfect for walking and cycling enthusiasts. The area is well served by reputable schools, including Parkside Primary, Lime Academy Larkwood, Chingford Foundation School, and Chase Lane Primary. Excellent transport links include local bus routes and Chingford Overground Station, providing direct access to Liverpool Street and convenient connections at Walthamstow Central to the Victoria Line.

In our opinion, this property represents an outstanding family home, and early viewing is highly recommended.

5



3



2





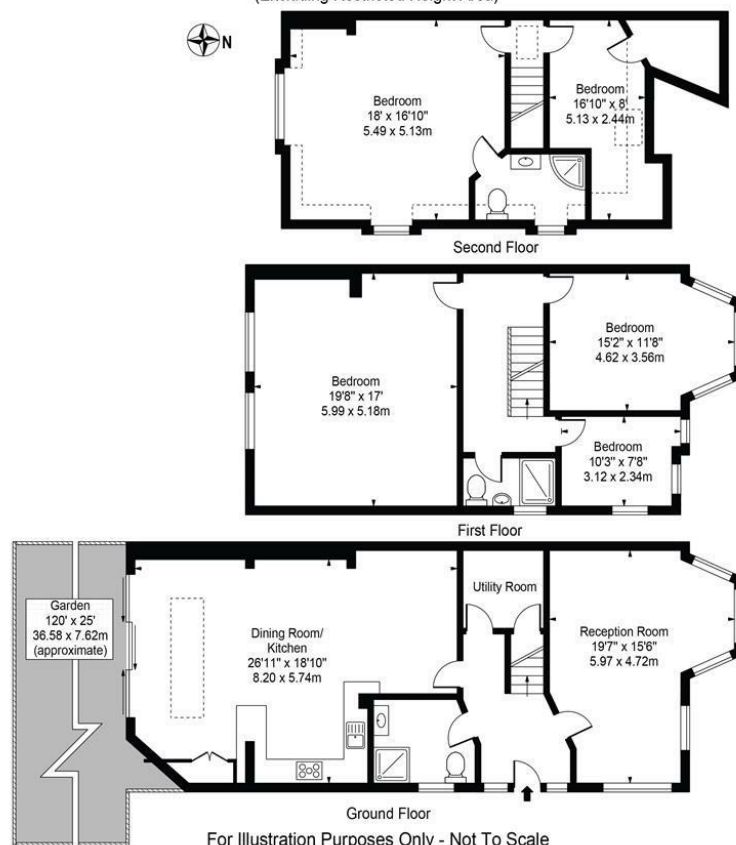




Silverthorn Gardens, E4 8BP

Approx. Total Internal Area 2165 Sq Ft - 201.14 Sq M
(Including Restricted Height Area)

Approx. Gross Internal Area 2062 Sq Ft - 191.57 Sq M
(Excluding Restricted Height Area)



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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



OFFICE ADDRESS

26 Station Road
North Chingford
London
E4 7BE

020 8090 0860
sales@coultons.co.uk
www.coultons.co.uk

OFFICE ADDRESS

425a Lordship Lane
Wood Green
London
N22 5DH

020 3869 8989
sales@coultons.co.uk
www.coultons.co.uk