

Hawkwood Crescent, Chingford, E4 7PH

OFFERS IN EXCESS OF
£650,000

Coultons

PROPERTY SUMMARY

Presenting this well-appointed semi-detached family home arranged over three floors and located on a quiet, highly sought-after residential road within the catchment area of the OFSTED Outstanding Yardley Primary School.

The property offers four bedrooms, a spacious through lounge, and an oak-fitted kitchen that opens onto an extended dining area. The first floor features a family bathroom with a separate WC, complemented by an en-suite shower room serving the loft bedroom. Additional benefits include double glazing, gas central heating, and a rear garden extending approximately 80ft, mainly laid to lawn with mature flower borders. A shared driveway provides access to a garage, with further off-street parking available at the front.

Hawkwood Crescent is an attractive, tree-lined road positioned moments from the expansive green spaces of Epping Forest. The vibrant amenities of Station Road, North Chingford, offering a variety of restaurants, cafés, bars, and retailers including Tesco and Co-op, are within easy reach, either by a pleasant walk or via the 379 hopper bus. Chingford Overground Station provides direct links to Liverpool Street and Walthamstow Central, where connections to the Victoria Line are available.

In our opinion, this property represents an excellent opportunity for those seeking a substantial family home in a desirable location. Early viewing is strongly recommended.

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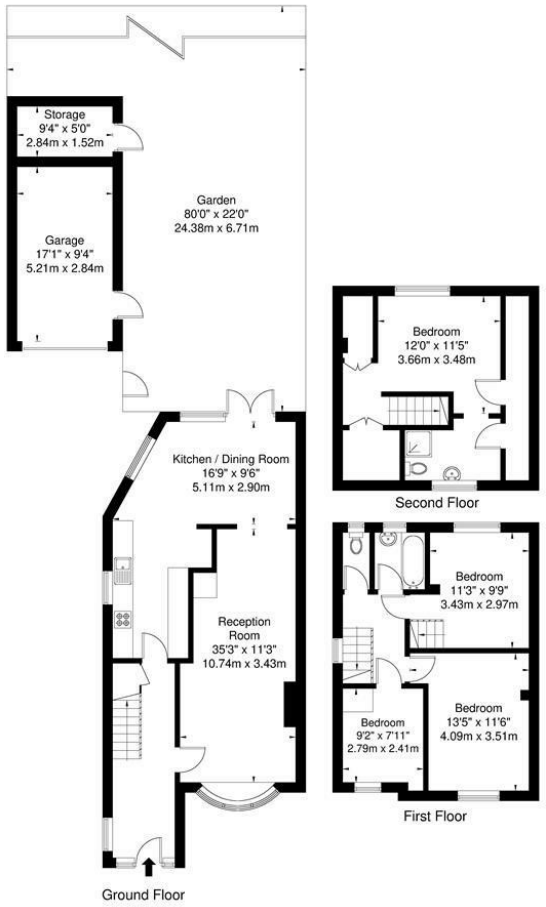






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Approximate Gross Internal Area = 134 sq m / 1442 sq ft
Garage & Storage = 19.9 sq m / 214 sq ft
Total = 153.9 sq m / 1656 sq ft



For Illustration Purposes Only - Not To Scale

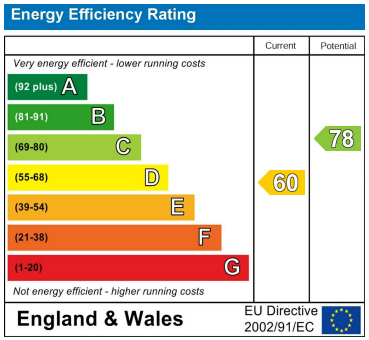
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
Any areas, measurements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