



Dove House Gardens, Chingford, E4 7SL

£625,000

 **Coultons**

PROPERTY SUMMARY

Offering for sale this very well maintained four bedroom semi detached house set over three floors situated on a quiet and sought after cul-de-sac. Added benefits include a front living room with a stunning feature fire place, a modern fitted kitchen with dining area, a first floor family bathroom, an ensuite shower room to the primary bedroom on the second floor, double glazing gas central heating, a beautifully well maintained 50ft rear garden which has two separate patio areas, lawn area plus flower & shrub borders, off street parking and garage accessed via a share driveway.

Dove House Gardens is situated close to the Chingford Mount shopping area with all its bars, restaurants & coffee shops. There are also several bus routes available from the Mount, 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 Yardley Primary, Chase Lane Primary, Parkside Primary and Larkwood Primary Academy.

In our opinion this property will make an excellent family home. Viewing is highly recommended to fully appreciate this house.

4



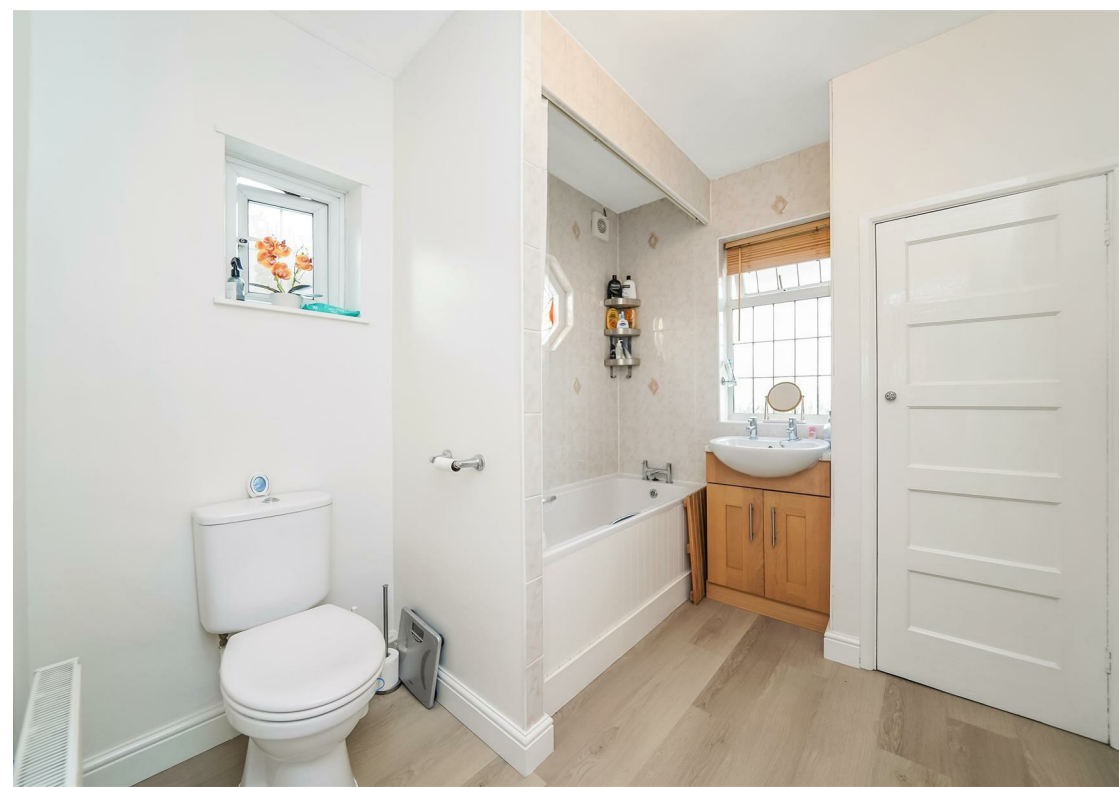
2



2









Dove House Gardens, Chingford, London, E4 7SL

Approximate Gross Internal Area = 117.6 sq m / 1265 sq ft

Garage = 13.8 sq m / 148 sq ft

Total = 131.4 sq m / 1413 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

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		

79

45

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