



Richmond Road, North Chingford, E4 7BN

ASKING PRICE
£625,000

 **Coultons**

PROPERTY SUMMARY

Viewing date: Saturday 14th June 2025.

Tastefully decorated and finished to a high standard is this mid terraced family home situated in a quiet Cul-De-Sac in North Chingford. The property benefits from three well proportioned bedrooms, a spacious living room, a contemporary fitted kitchen with integrated appliances, a modern fitted family bathroom, an additional guest WC on the ground floor, double glazing, gas central heating, garage, off street parking and a well maintained rear garden which is approximately 35ft in length with a paved patio and lawn area.

Richmond Road is located just off Station Road with plenty of independent retailers, bars, coffees shops and restaurants offering a vast array of cuisines for dining out. You will also find supermarkets such as Amazon Fresh, Co-op, and Tesco Express. Public transport includes local bus routes and Chingford Overground Station (which is just around the corner) with direct access into Liverpool Street. You can also inter-change on to the Underground at Walthamstow Central (Victoria Line - Zone 3).

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 family home with local schools primary schools Chingford C of E and St Mary's Catholic being just around the corner. Viewing is highly recommended.

3



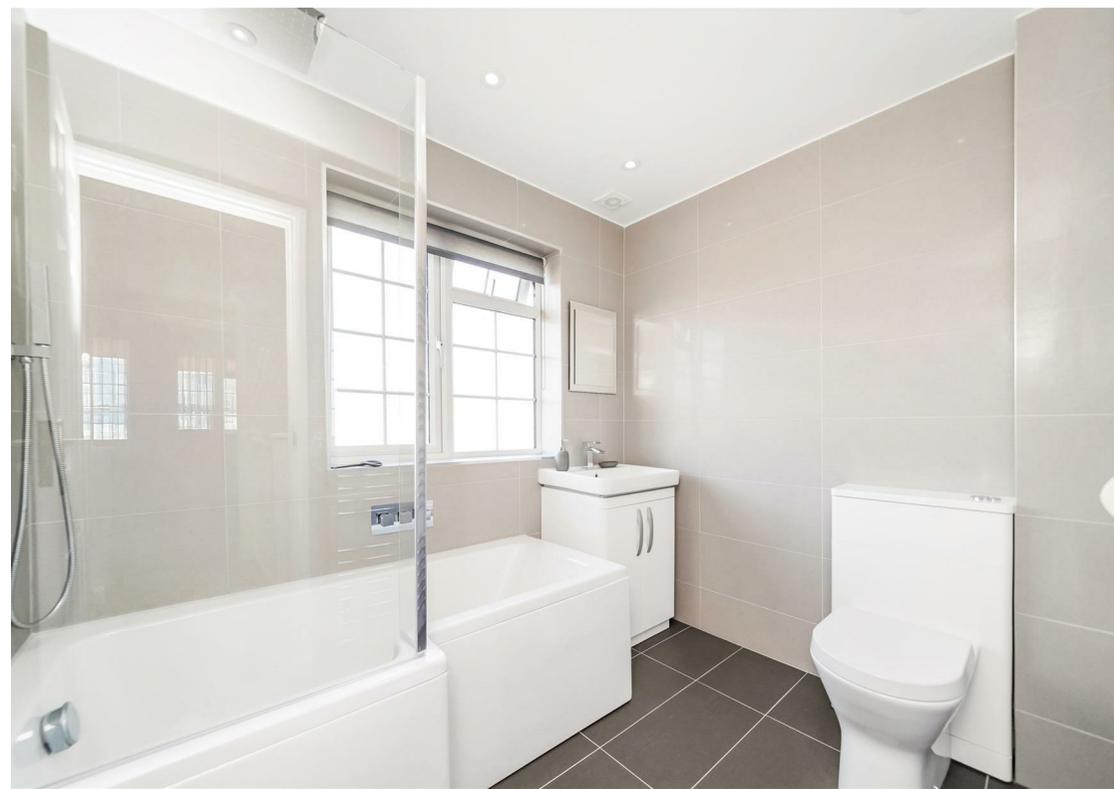
1



1









Richmond Road, Chingford, E4

APPROX GROSS INTERNAL FLOOR AREA: 947 sq. ft / 88 sq. m



Ground Floor

First Floor

For identification purposes only
Measurements are approx and not to scale

LOCAL AUTHORITY
Waltham Forest London Borough

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(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