



PROPERTY SUMMARY

Nestled within a quiet cul-de-sac in North Chingford, this beautifully presented three-bedroom detached residence offers an exceptional standard of living throughout. The property features a spacious main reception room, a modern fitted kitchen with dedicated dining area, an additional versatile living space, and a ground-floor shower room with direct access to a utility room. The first floor benefits from a contemporary shower room, while the rear of the home boasts a tastefully designed, fully paved garden complete with a summer house, ideal for use as a home office. Further advantages include a garage and off-street parking.

Conference Close is conveniently positioned just a short walk from Station Road, where you will find an excellent selection of independent retailers, cafés, bars, and restaurants offering a wide variety of cuisines. Local amenities also include supermarkets such as Co-op and Tesco Express. For commuters, Chingford Overground Station provides direct access to Liverpool Street, with easy interchange options to the Victoria Line at Walthamstow Central (Zone 3). Several local bus routes further enhance transport connectivity.

Perfectly balancing city convenience with natural surroundings, the area offers immediate access to the expansive green landscapes of Epping Forest, ideal for peaceful walks and outdoor leisure. The property is also well located for reputable local schools, including Chingford CofE and St Mary's Primary Schools, as well as Chingford Foundation Secondary School.

Offered to the market chain free, this property represents an excellent opportunity for families seeking a high-quality home in a desirable location. Early viewing is highly recommended to fully appreciate all that this impressive house has to offer.

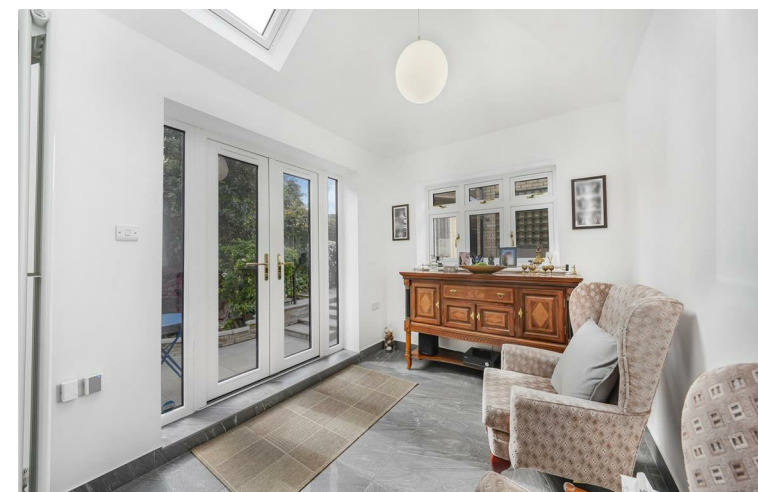
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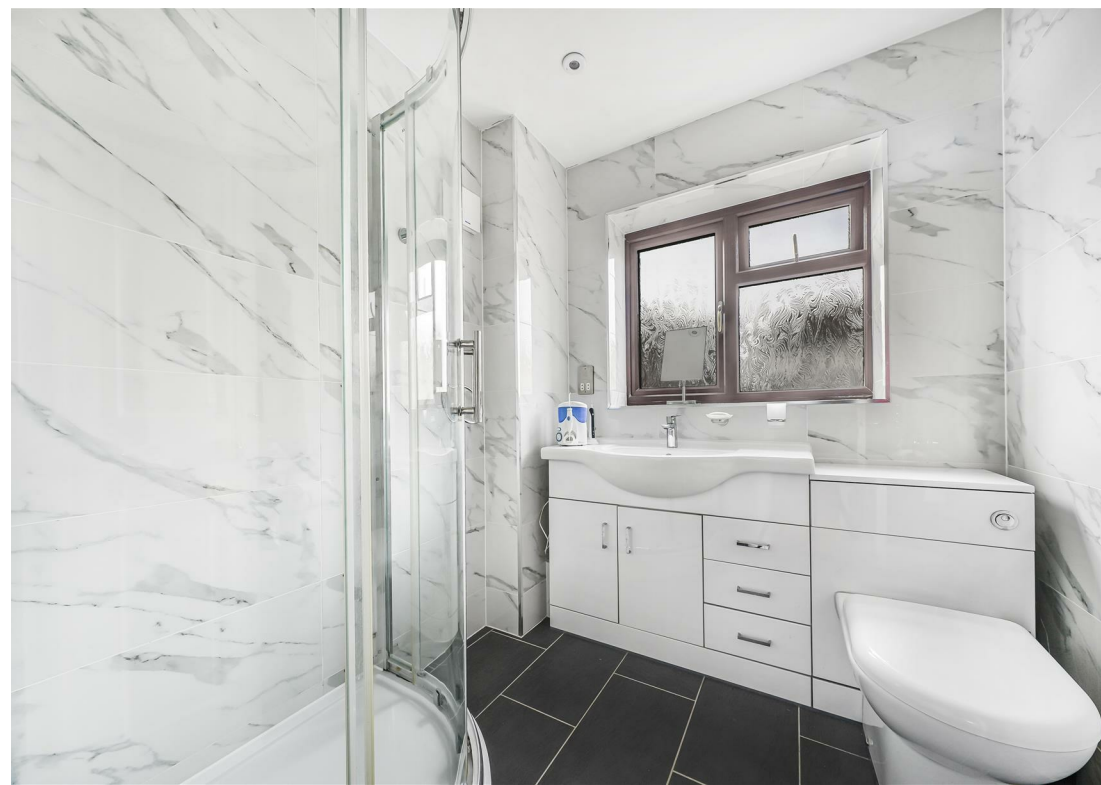
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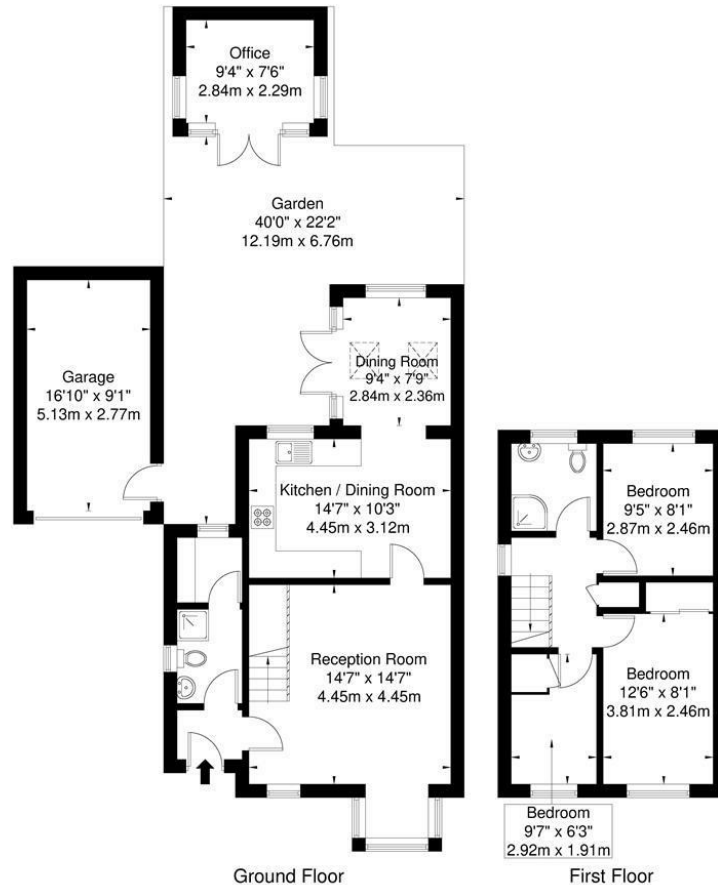
Conference Close, London, E4 6TY

Approximate Gross Internal Area = 86 sq m / 925 sq ft

Garage = 14.1 sq m / 151 sq ft

Office = 6.5 sq m / 69 sq ft

Total = 106.6 sq m / 1145 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	

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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