



Rookwood Gardens, North Chingford, E4 6DY

£365,000

 Coultons

## PROPERTY SUMMARY

A rare opportunity to purchase this very well proportioned two bedroom ground floor self contained maisonette situated on a quiet cul-de-sac in North Chingford. Added benefits include a spacious living room with a feature fire place, an oak style fitted kitchen, fitted bathroom, double glazing, gas central heating, own front door, a beautiful own rear garden and comes with a lease with approximately 961 years remaining.

Rookwood Gardens is a short walk from Station Road in North Chingford with all its bars, restaurants, coffee shops, and supermarkets such as Amazon Fresh, Co-op, and Tesco Express. Public transport includes local bus routes and Chingford Overground Station with direct access into Liverpool Street as well as Walthamstow Central where you can change over to the Victoria Line on the Underground. The vast green spaces of Epping Forest, Connaught Waters and Chingford Golf Course are nearby for when you fancy a lovely and peaceful walk.

In our opinion this property would be an ideal purchased for a first time buyer or someone looking to downsize. Viewing is highly recommended to fully appreciate this maisonette.

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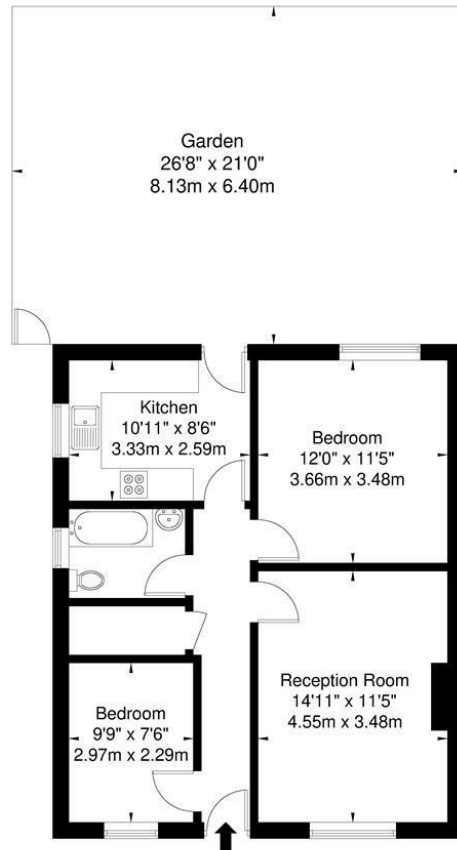








Rookwood Gardens, North Chingford, London, E4 6DY  
 Approximate Gross Internal Area = 59.8 sq m / 643 sq ft



Ground Floor

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**  
 Leasehold

**COUNCIL TAX BAND**  
 C

**VIEWINGS**  
 By prior appointment only

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) A  |  |                         |           |
| (81-91) B  |  |                         |           |
| (69-80) C  |  |                         |           |
| (55-68) D  |  | 64                      | 72        |
| (39-54) E  |  |                         |           |
| (21-38) F  |  |                         |           |
| (1-20) G   |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | 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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