



Hawkdene, North Chingford, E4 7PF

£450,000  Coultons

PROPERTY SUMMARY

Situated on a quiet residential street is this two bedroom mid terraced cottage style house. The property benefits from a living room, a fitted kitchen, a lean to /utility area, double glazing, gas central heating, a rear garden which is approximately 75ft in length with rear access via a service road, where a garage can be built. The property has the potential to be extended, giving further living space along with the possibility to add off street parking to the front aspect, subject to planning consent.

Hawkdene is within easy reach of local amenities along with Station Road in North Chingford, which is easily accessible either by a leisurely walk or by taking the hopper bus (379). Station Road has a vast array of independent retail shops, bars, restaurants, coffee shops, and supermarkets such as Amazon Fresh, Co-op, and Tesco Express. Public transport includes Chingford Overground Station with direct access into Liverpool Street. You can also inter-change onto the underground station at Walthamstow Central (Victoria Line - Zone 3).

You also have the vast green spaces and wooded area of Epping Forest very close by where you can explore some of the nature trails and have a picnic when you fancy a quiet and peaceful time.

For families looking for schools, the property sits in the catchment area of the Ofsted Outstanding Yardley Primary School.

In our opinion this property would make an excellent home and viewing is highly recommended to be fully appreciated.

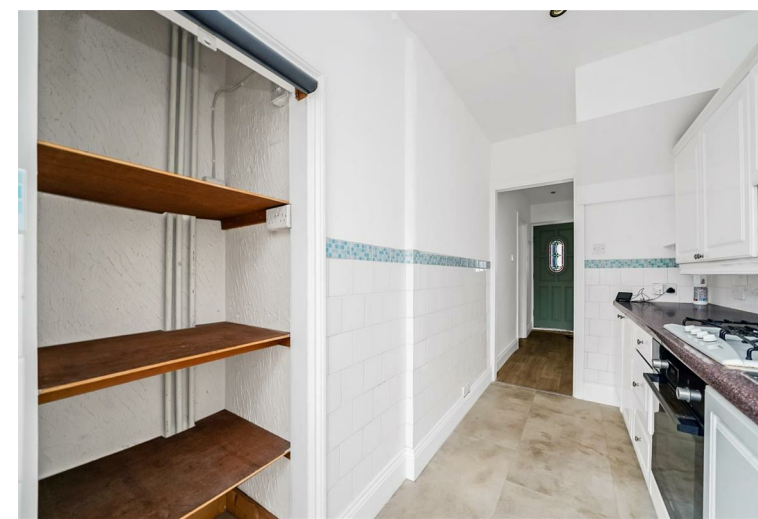
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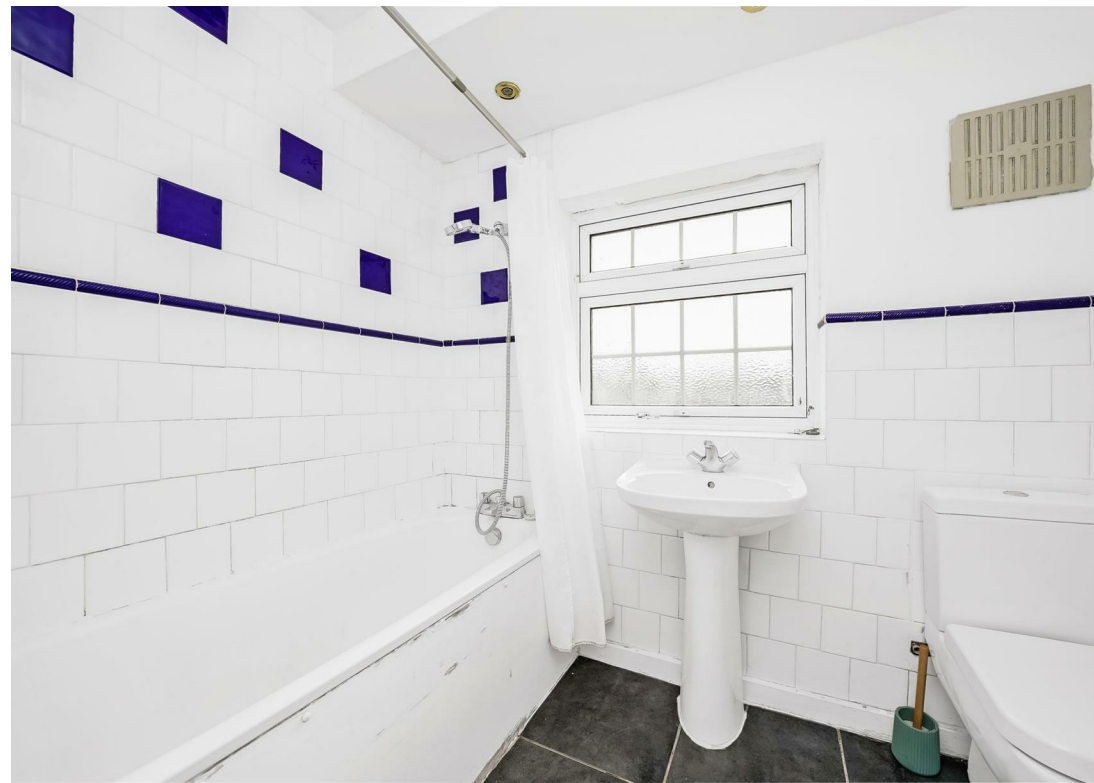
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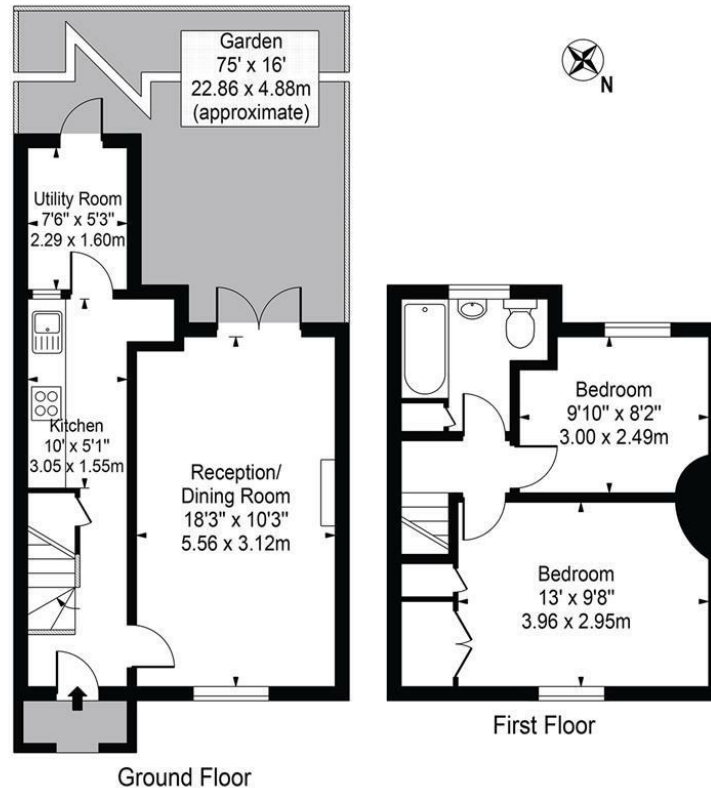






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Approx. Gross Internal Area 674 Sq Ft - 62.62 Sq M



For Illustration Purposes Only - Not To Scale

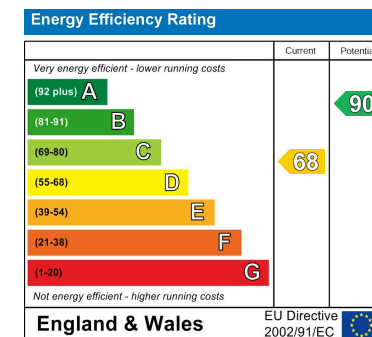
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements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

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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