



Valance Avenue, North Chingford, E4 6DR

£750,000

 **Coultons**

## PROPERTY SUMMARY

Situated on a quiet and sought after residential cul-de-sac is this well maintained and presented three bedroom bungalow. Added benefits include a spacious living room, a modern fitted kitchen, two shower rooms, double glazing, gas central heating, utility room, a rear garden which is approximately 37ft in length, a car port plus off street parking.

Valance Avenue is a short walk away from Station Road which has a vast array of independent retails shops, bars, restaurants, coffees 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 interchange on the the underground station 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 and is viewing is a must.

3



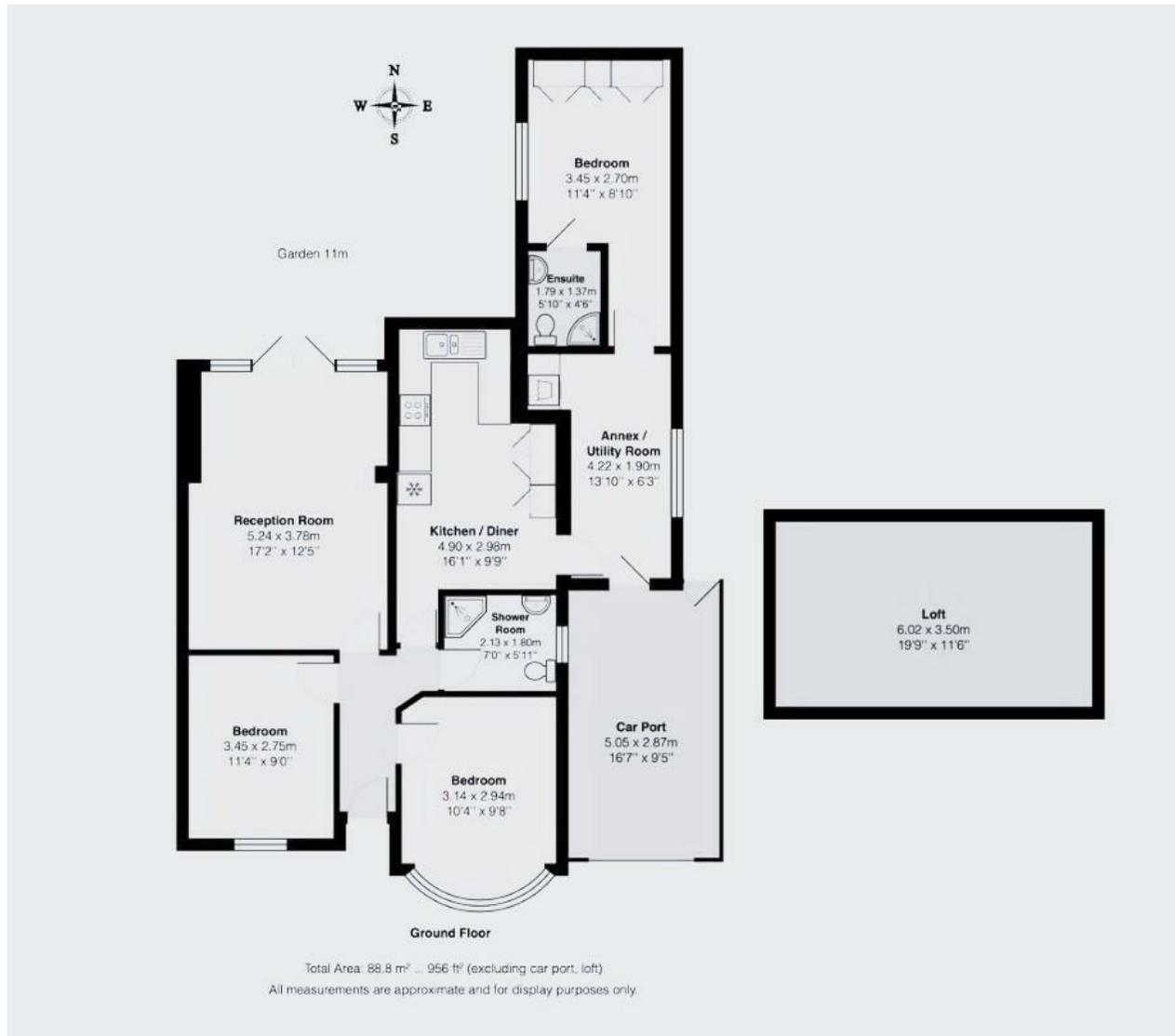
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**LOCAL AUTHORITY**  
Waltham Forest London Borough

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
E

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<div style="border: 1px solid black; padding: 5px; display: inline-block;">86</div> <div style="border: 1px solid black; padding: 5px; display: inline-block; margin-top: 10px;">67</div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<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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