



Warwick Road, Chingford, E4 8NN

£550,000

 **Coultons**

PROPERTY SUMMARY

Offering for sale this well-presented three-bedroom mid-terraced period home, extended to the rear, is offered for sale on a quiet residential turning in South Chingford. The property features a welcoming front reception room, a spacious through lounge leading to a modern fitted kitchen, a separate utility room, and two bathrooms; one on each floor. Additional benefits include double glazing, gas central heating, and a generous rear garden measuring approximately 100ft, complete with an outbuilding.

There is also excellent potential to further enhance the property with a loft conversion (subject to the usual planning consents), offering the opportunity to create additional living space.

Warwick Road is conveniently located close to local amenities and just moments from the vibrant Chingford Mount shopping area, with its selection of bars, restaurants, and coffee shops. Public transport links include several nearby bus routes, while motorists will appreciate easy access to the A406 North Circular Road. Highams Park Overground Station is less than a mile away, providing direct connections into Liverpool Street.

The area offers a variety of green spaces, including several local parks and the expansive Epping Forest. Well-regarded schools such as Chase Lane Primary and Lime Academy Larkwood are also within easy reach.

In our opinion, this property would make an excellent family home, and early viewing is highly recommended.

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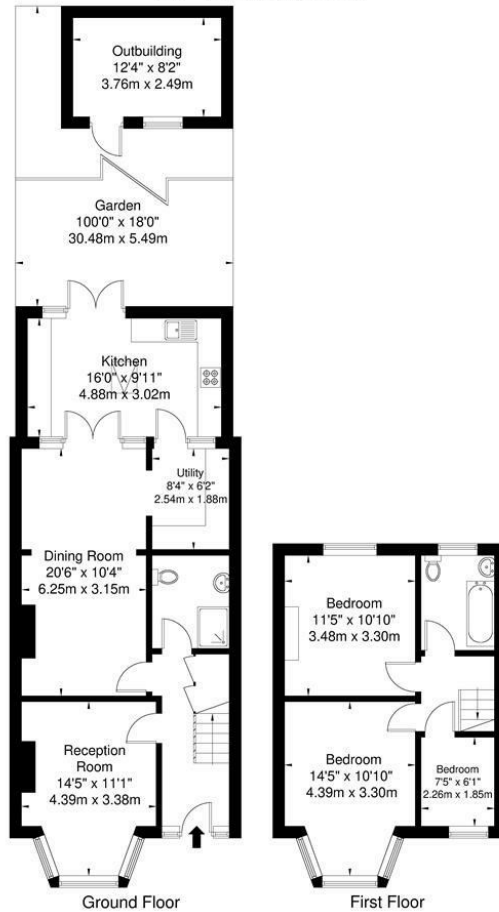






Warwick Road London E4 8NN

Approximate Gross Internal Area = 107.3 sq m / 1154 sq ft
 Outbuilding = 9.3 sq m / 100 sq ft
 Total = 116.6 sq m / 1254 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

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		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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