



Connaught Road, North Chingford, E4 7DL

£800,000  Coultons



## PROPERTY SUMMARY

Situated on a quiet residential road in the heart of North Chingford is this mid terraced Victorian house oozing with plenty of character set over three floors. The ground floor benefits from a through lounge and a spacious kitchen with dining area and a mosaic feature tiled wall. The first floor features three bedrooms, and a modern fitted shower room. From the first floor landing stairs lead to the second floor/loft conversion where you will find a further bedroom with an en-suite shower room. Further benefits include sash double glazed windows, gas central heating, stripped floor boards and feature fire places. Externally the rear garden is approximately 38ft length with two decked patio areas, lawn area, and flower/shrub borders.

Connaught Road is located just off Station Road with plenty of independent retailers, bars, coffees shops and restaurants offering a vast array of cuisines for dining out. You will also find supermarkets such as Amazon Fresh, Co-op, and Tesco Express. Public transport includes local bus routes and Chingford Overground Station (which is just around the corner) with direct access into Liverpool Street. You can also inter-change on to the Underground 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 viewing is highly recommended.

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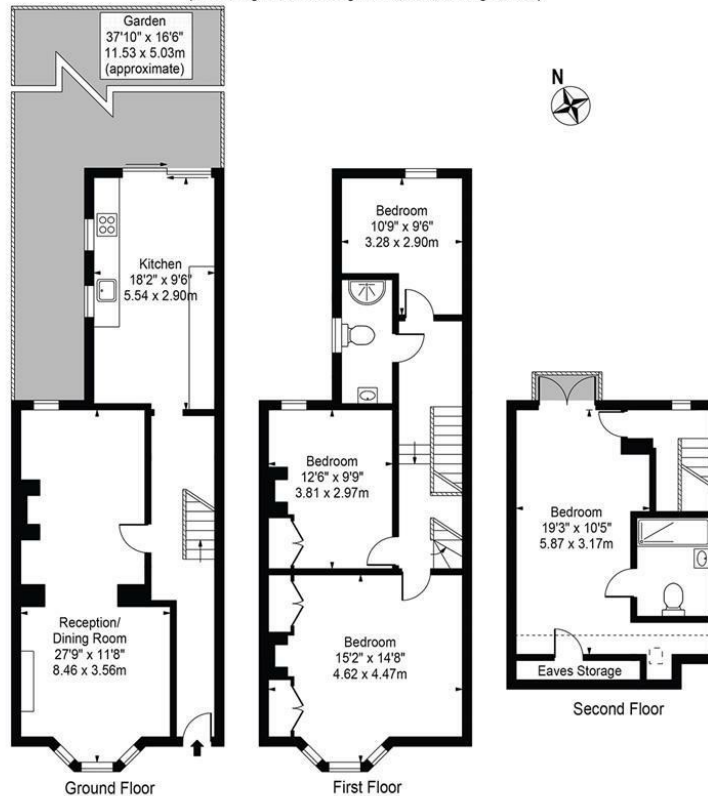








Connaught Road, E4 7DL  
 Approx. Total Internal Area 1470 Sq Ft - 136.56 Sq M  
 (Including Eaves Storage & Restricted Height Area)  
 Approx. Gross Internal Area 1455 Sq Ft - 135.16 Sq M  
 (Excluding Eaves Storage & Restricted Height Area)



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(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>		
Not energy efficient - higher running costs		
<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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