



Richmond Road, North Chingford, E4 7BN

£550,000  Coultons



## PROPERTY SUMMARY

Situated on a quiet and sought after no through road in the heart of North Chingford is the three bedroom mid terraced house in need of modernisation. Added benefits include a spacious living room, fitted kitchen, first floor family bathroom, ground floor WC, double glazing, electric heating, an easy to maintain private rear garden, integrated garage and off street parking.

Richmond 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 with local schools primary schools Chingford C of E and St Mary's Catholic being just around the corner. Viewing is highly recommended.

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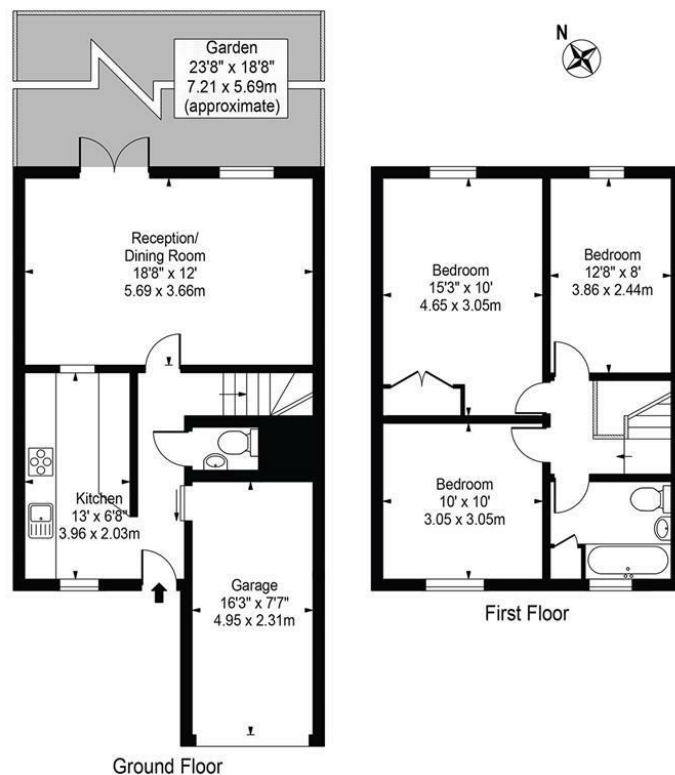








Richmond Road  
North Chingford, E4 7BN  
Approx. Total Internal Area 1015 Sq Ft - 94.30 Sq M  
(Including Garage)  
Approx. Gross Internal Area Of Garage 123 Sq Ft - 11.43 Sq M



For Illustration Purposes Only - Not To Scale

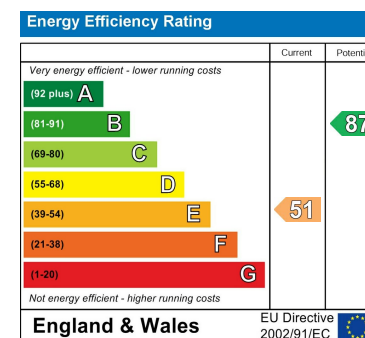
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements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