



Withy Mead, Chingford, E4 6JW

£475,000  Coultons

PROPERTY SUMMARY

Situated on a quiet residential turning is the three bedroom semi detached house which is in need of modernisation. Added benefits include two interconnecting living rooms, a good sized fitted galley kitchen, first floor shower room with a separate WC, double glazing, gas central heating, and a rear garden which is approximately 55ft in length with side access to the front.

Withy Mead is situated within easy reach of the local shopping area of Chingford Hatch and Station Road in North Chingford with all its bars, restaurants, coffee shops, local bus routes and Chingford Overground Station with direct access into Liverpool Street as well as Walthamstow Central where you can change over to the Victoria Line on the Underground.

A happy middle ground between city and country life, you'll find many parks in Chingford as well as the vast green scenic spaces of Epping Forest to explore for when you fancy a tranquil walk.

There are also plenty of local schools withing walking distance, both primary and secondary and in our opinion once modernised, this property would make an excellent family home and must be viewed to be fully appreciated.

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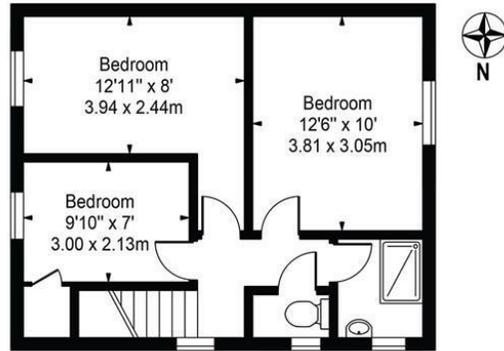




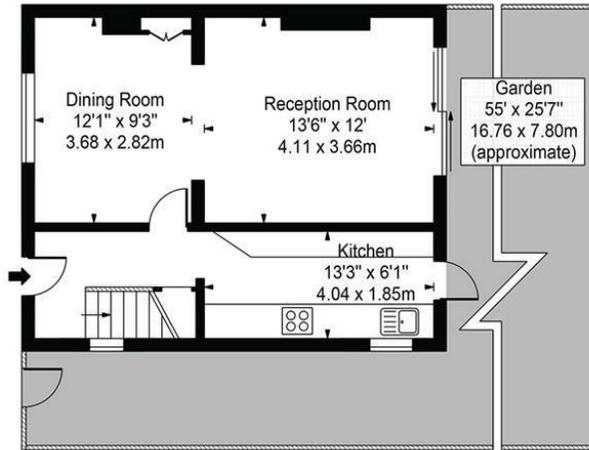




Withy Mead, E4 6JW
 Approx. Gross Internal Area 882 Sq Ft - 81.94 Sq M



First Floor



Ground Floor
 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
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(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



OFFICE ADDRESS

26 Station Road
 North Chingford
 London
 E4 7BE

020 8090 0860
 sales@coultons.co.uk
 www.coultons.co.uk

OFFICE ADDRESS

425a Lordship Lane
 Wood Green
 London
 N22 5DH

020 3869 8989
 sales@coultons.co.uk
 www.coultons.co.uk