



Willow Street, North Chingford, E4 7EG

£650,000

 Coultons

PROPERTY SUMMARY

Situated on a sought after residential road in the heart of North Chingford is this mid terraced brick fronted Victorian house. The property benefits from two double bedrooms, a through lounge, a colourful fitted kitchen, a modern fitted first floor bathroom, sash double glazing, gas central heating and a south facing rear garden which is approximately 60ft in length. The property has the potential to be extended to the rear and by adding a loft conversion giving further living space (subject to planning consent).

Willow Street is located just off Station Road in North Chingford 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 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 onto 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. The property conveniently located within easy reach of Chingford CofE and St. Mary's primary schools.

The property has been well maintained by the current vendor and in our opinion will make an excellent family home. Viewing is highly recommended.

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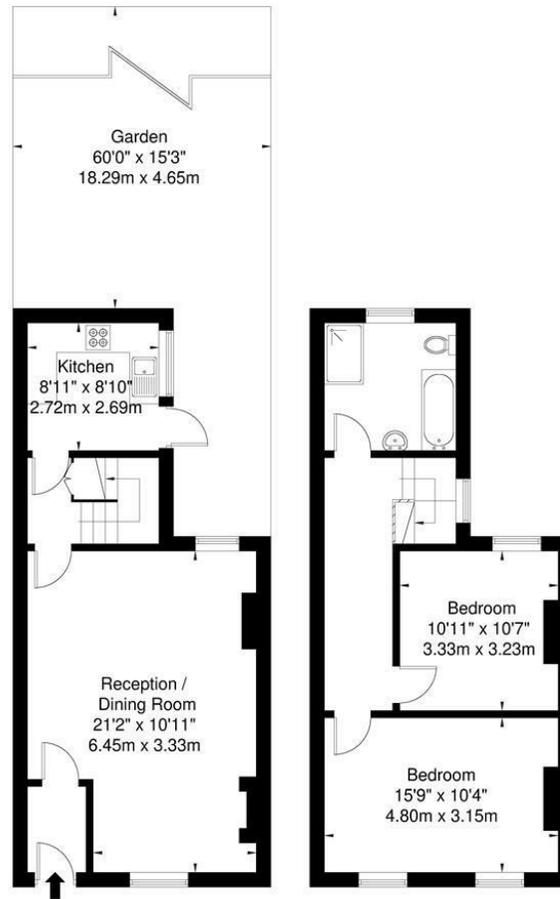








Willow Street, North Chingford, London, E4 7EG
 Approximate Gross Internal Area = 87.3 sq m / 939 sq ft



Ground Floor

First 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, 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		82
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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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