



Sinclair Road, Chingford, E4 8PW

£700,000  Coultons

PROPERTY SUMMARY

A stunning, fully detached new build home offering beautifully finished accommodation across three floors, ideally located on a quiet residential road in Chingford.

The property has been finished to a high specification throughout, with engineered oak flooring, plush carpets and neutral décor creating a bright, contemporary feel from the moment you step inside. The heart of the home is the impressive open-plan kitchen/living/dining space, fitted with sleek high-gloss grey units, integrated Bosch appliances and quartz worktops, flooded with natural light from two skylights and opening onto the garden through full-width bi-fold doors a fantastic space for both everyday living and entertaining.

There are three well-proportioned bedrooms, including a principal bedroom with its own private en-suite shower room, complemented by a stylish family bathroom with both a bath and separate walk-in shower. A versatile additional loft room with a Velux skylight and eaves storage provides excellent scope for a home office, guest room or playroom.

Outside, the low-maintenance rear garden combines a raised timber decking area with a generous lawn, enclosed by new fencing and including a garden shed. To the front, off-street parking is provided via a block-paved driveway.

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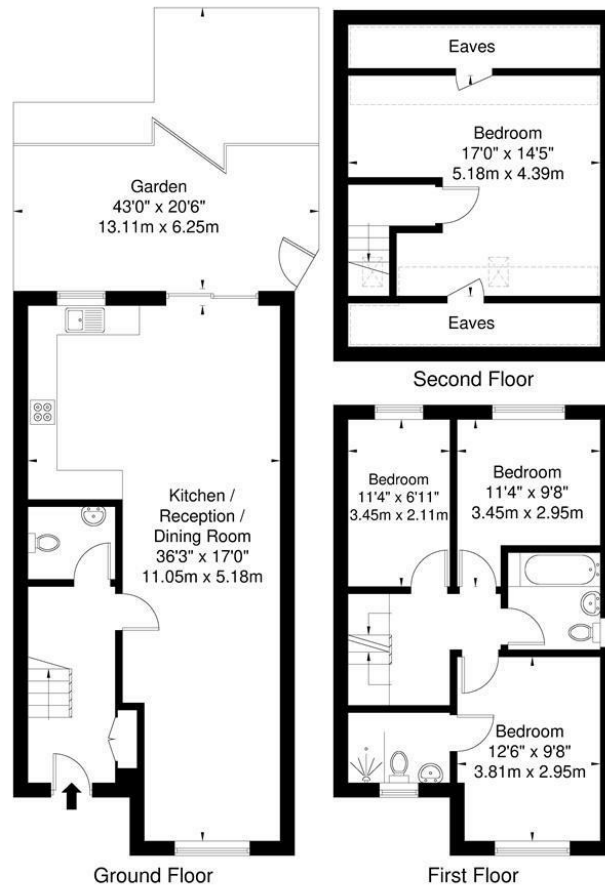








Sinclair Road, London, E4 8PW
Approximate Gross Internal Area = 120.6 sq m / 1298 sq ft
(Excluding Eaves)



For Illustration Purposes Only - Not To Scale

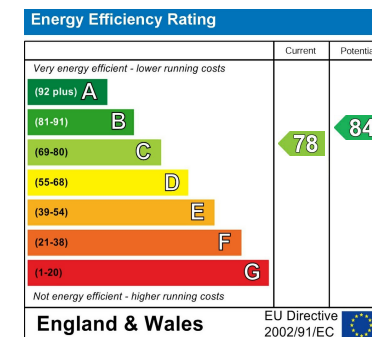
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement.
Any areas, measurements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

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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