



Warwick Road, Chingford, E4 8NW

£495,000  Coultons

## PROPERTY SUMMARY

Situated on a quiet residential road is the three bedroom end of terraced period house in need of modernisation. Added benefits include two reception rooms, a galley kitchen, a lean too with a ground floor WC, and first floor family bathroom. Externally the garden is approximately 100ft in length with side access to the front via a small garage and dropped curb to the front aspect.

There is potential to extend the property to the rear along with adding a loft conversion (subject to planning consent) giving more family space.

Warwick Road is situated close to local amenities is only down the road from the Chingford Mount shopping area with all its bars, restaurants & coffee shops. Public transport includes several bus routes and for those who drive, the A406 North Circular Road is easily accessible. Highams Park Overground Station is less than a mile away which has direct access into Liverpool Street. There are several parks in Chingford to walk around along with the vast spaces of Epping Forest being nearby. Local schools include Chase Lane Primary & Lime Academy Larkwood.

In our opinion once modernised, this property would make an excellent family home and is being sold on a chain free basis. Viewing is highly recommended.

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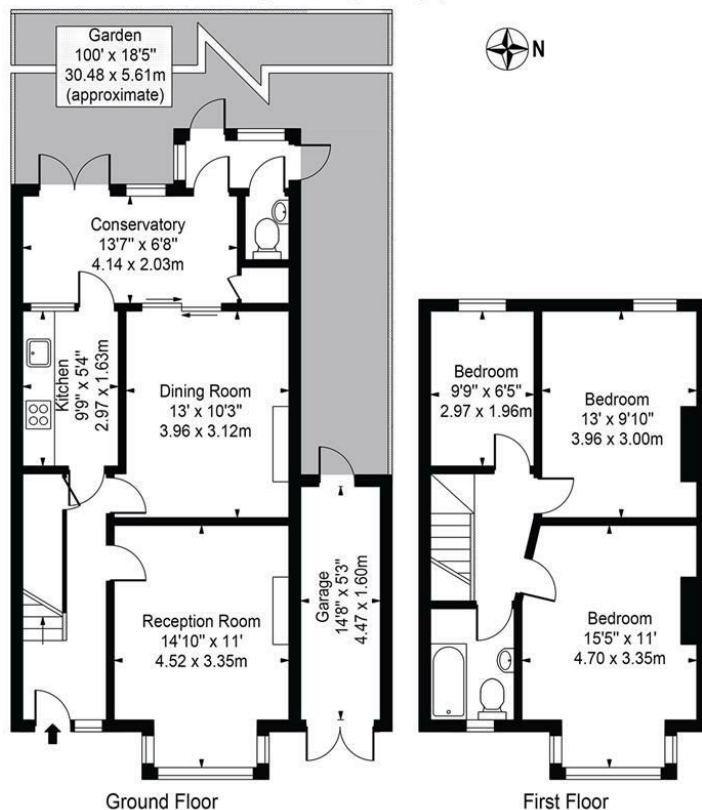








Warwick Road Chingford, E4 8NW  
 Approx. Gross Internal Area 1046 Sq Ft - 97.18 Sq M  
 (Excluding Garage)



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**

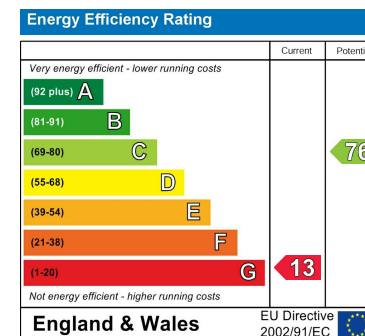
Freehold

**COUNCIL TAX BAND**

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**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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