



Ashwood Road, Chingford, E4 6LG

GUIDE PRICE
£500,000



PROPERTY SUMMARY

Guide Price £500,000 to £525,000.

Situated on a quiet residential road in the Chingford Hatch area is this three bedroom end of terrace house. Added benefits include a spacious living room, a kitchen/diner, utility room, ground floor bathroom, first floor WC, double glazing, gas central heating, small private rear garden and garage.

Ashwood Road located in the Chingford Hatch area and its many local amenities and is only a short distance from Station Road in North Chingford, with it's vast array of bars, restaurants, coffee shops, and supermarkets such as Amazon Fresh, Co-op, and Tesco Express.

Public transport links includes local bus routes with both Highams Park & Chingford Overground Stations within easy reach, offering direct access into Liverpool Street as well as interchanging onto the underground at Walthamstow Central (Victoria Line). There are plenty of parks in Chingford as well as the vast green spaces of Epping Forest and Connaught Waters being nearby.

In our opinion this property would make an excellent family home with easy access to local schools and is being offered on a chain free basis. Viewing is highly recommended.

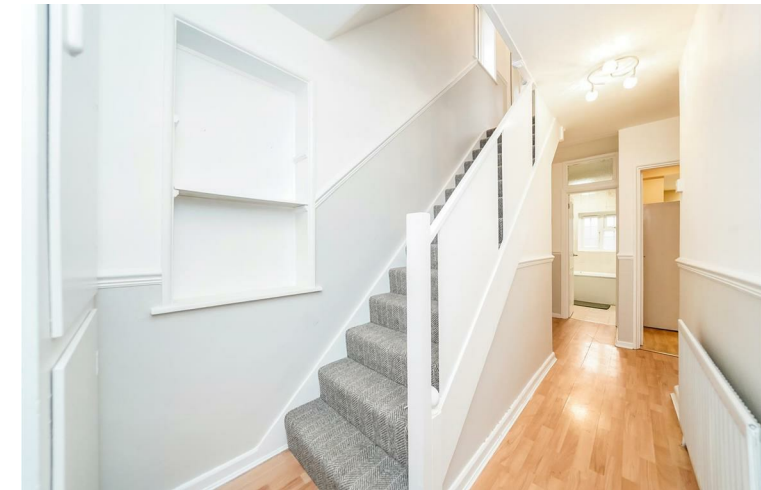
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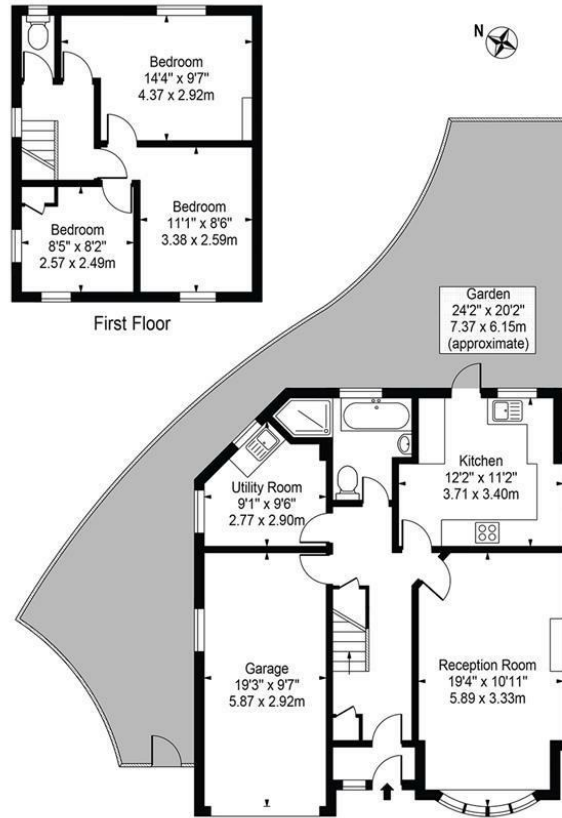








Ashwood Road, E4
 Approx. Total Internal Area 1162 Sq Ft - 107.95 Sq M
 (Including Garage)
 Approx. Gross Internal Area Of Garage 184 Sq Ft - 17.14 Sq M



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
Very energy efficient - lower running costs			
(82 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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