



Mount Avenue, Chingford, E4 6SY

£485,000

 **Coultons**



## PROPERTY SUMMARY

Situated on a quiet no through road in the Chingford Mount area is the three bedroom semi-detached house in need of some modernisation. The property benefits from a through lounge, fitted kitchen, first floor bathroom, double glazing, gas central heating, a rear garden which is approximately 70ft in length with side access to the front, along with off street parking. The is also scope to the extend the house to the rear subject to planning consent.

Mount Avenue is situated close to the Chingford Mount shopping area with all its bars, restaurants & coffee shops. There are also several bus routes available from the Mount, and for those who drive the A406 North Circular Road is easily accessible. There are also several parks in Chingford to walk around along with the vast spaces of Epping Forest being nearby. Local schools include Chase Lane Primary, Parkside Primary and Larkswood Primary Academy.

In our opinion this property will make an excellent family home and viewing is highly recommended.

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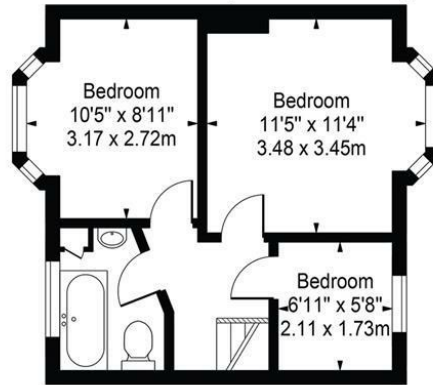




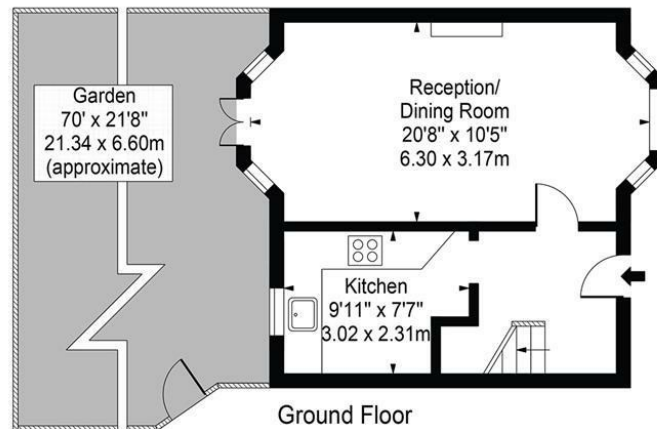




# Mount Avenue, E4 6SY Approx. Gross Internal Area 685 Sq Ft - 63.64 Sq M



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
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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