

Warwick Road, Chingford, E4 8NN

£550,000

Coultons

PROPERTY SUMMARY

Offering for sale this well-presented three-bedroom mid-terraced period home, extended to the rear, is offered for sale on a quiet residential turning in South Chingford. The property features a welcoming front reception room, a spacious through lounge leading to a modern fitted kitchen, a separate utility room, and two bathrooms; one on each floor. Additional benefits include double glazing, gas central heating, and a generous rear garden measuring approximately 100ft, complete with an outbuilding.

There is also excellent potential to further enhance the property with a loft conversion (subject to the usual planning consents), offering the opportunity to create additional living space.

Warwick Road is conveniently located close to local amenities and just moments from the vibrant Chingford Mount shopping area, with its selection of bars, restaurants, and coffee shops. Public transport links include several nearby bus routes, while motorists will appreciate easy access to the A406 North Circular Road. Highams Park Overground Station is less than a mile away, providing direct connections into Liverpool Street.

The area offers a variety of green spaces, including several local parks and the expansive Epping Forest. Well-regarded schools such as Chase Lane Primary and Lime Academy Larkswood are also within easy reach.

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

3

2

2



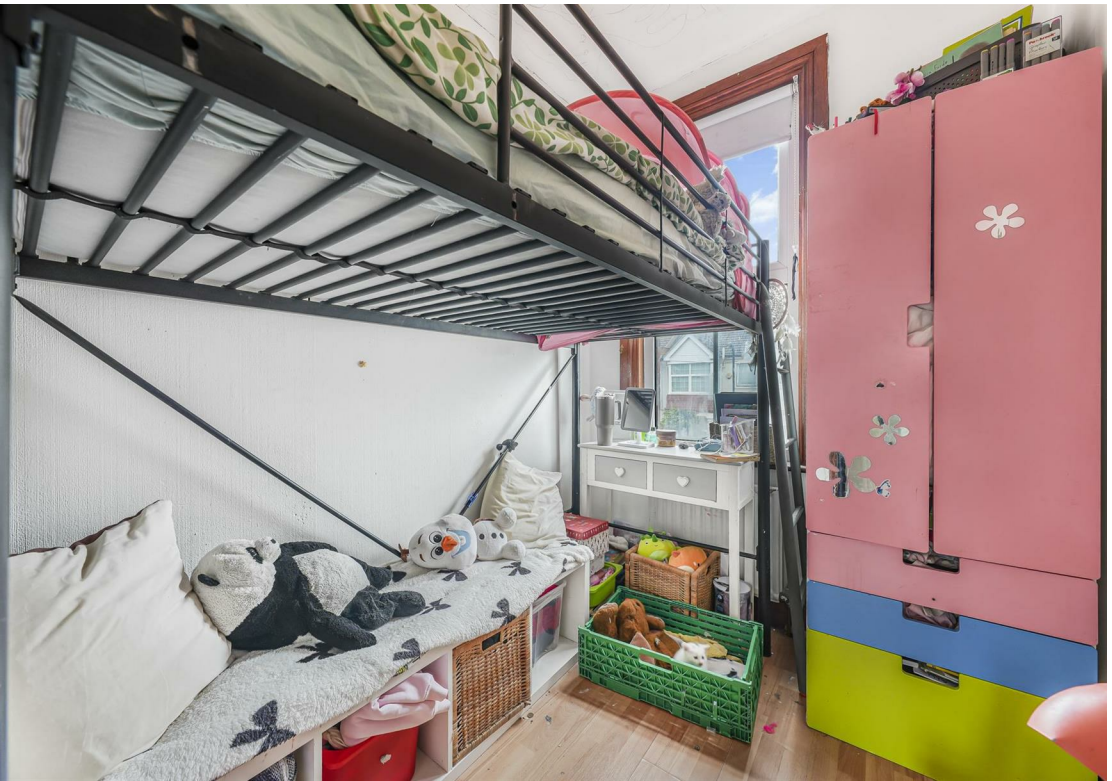










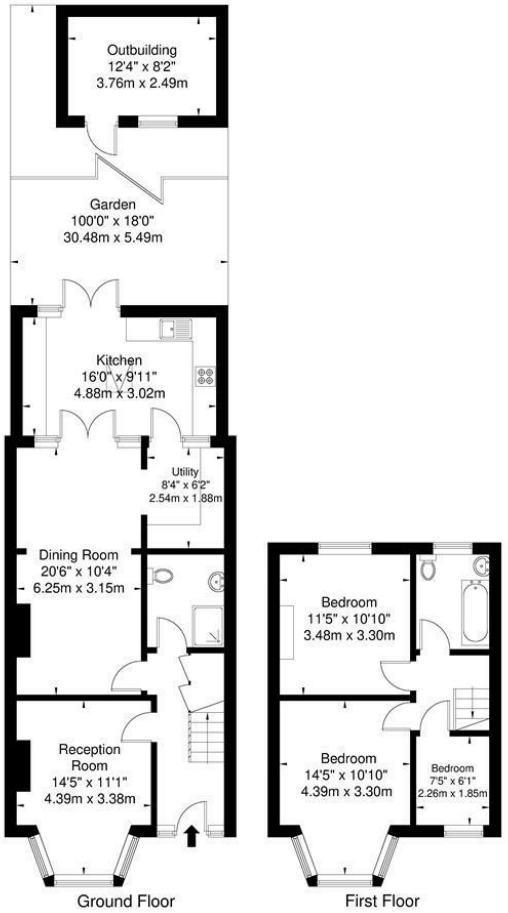






Warwick Road London E4 8NN

Approximate Gross Internal Area = 107.3 sq m / 1154 sq ft
Outbuilding = 9.3 sq m / 100 sq ft
Total = 116.6 sq m / 1254 sq ft



For Illustration Purposes Only - Not To Scale

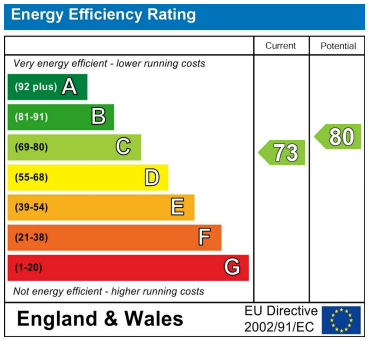
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
Any areas, measurements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

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

Coultons

OFFICE ADDRESS
26 Station Road
North Chingford
London
E4 7BE

020 8090 0860
sales@coultons.co.uk
www.coultons.co.uk

OFFICE ADDRESS
425a Lordship Lane
Wood Green
London
N22 5DH

020 3869 8989
sales@coultons.co.uk
www.coultons.co.uk