



Nation Way, North Chingford, E4 6PR

GUIDE PRICE
£500,000

 **Coultons**

PROPERTY SUMMARY

Guide Price **£500,000 - £525,000**

Occupying 1324 sq ft / 123 sqm is this mid terraced three bedroom town house set over three floors. The property is entered via double doors on the ground floor which comprises of the garage, an office /study room, a ground floor WC and a low maintenance rear garden which is approximately 22ft in length. The first floor floor comprises of a spacious living room with space for a dining area along with a modern fitted kitchen. Stairs from the first floor landing lead to the second floor where you will find the three bedrooms along with the family bathroom.

Nation Way is located just off The Ridgeway and is only a short walk to the busy and vibrant shopping area of Station Road with plenty of independent retailers, bars, coffees shops and restaurants offering a vast array of cuisines for dining out. You will also find supermarkets such as Amazon Fresh, Co-op, and Tesco Express. Public transport includes local bus routes and Chingford Overground Station (which is just around the corner) with direct access into Liverpool Street. You can also inter-change on to the Underground Station at Walthamstow Central (Victoria Line - Zone 3).

A happy middle ground between city and country life, you'll find vast green scenic spaces of Epping Forest to explore for when you fancy a tranquil walk right on your door step.

In our opinion this property would make a wonderful family home with many schools being nearby and must be seen to be fully appreciated.

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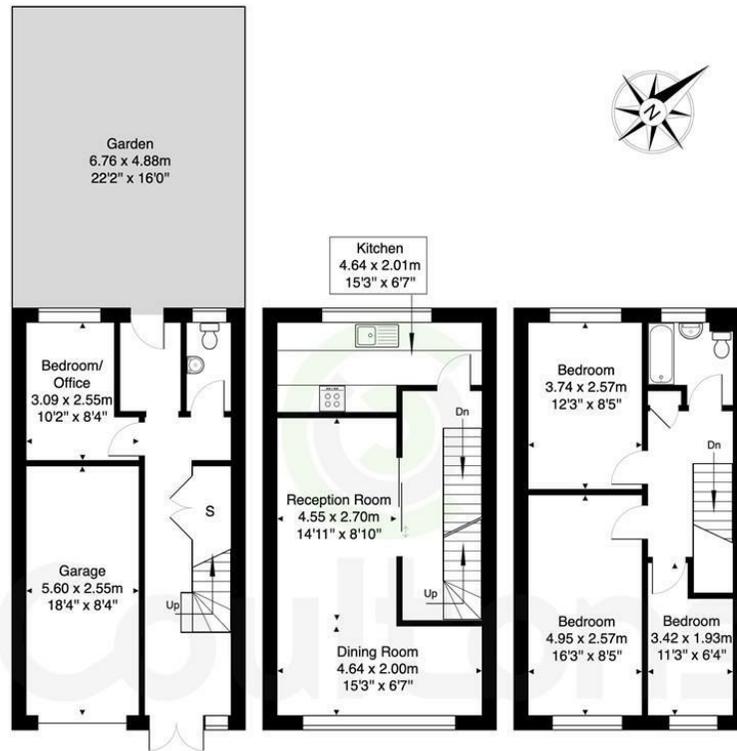




Artificial Grass

Nation Way- E4

Approximate Gross Internal Area 123.0 m² ... 1324 ft² (excluding garden)



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.
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LOCAL AUTHORITY
Waltham Forest London Borough

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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