



Valance Avenue, North Chingford, E4 6DR

£720,000  Coultons

PROPERTY SUMMARY

Situated on a quiet and sought after residential cul-de-sac is this two bedroom chalet bungalow. Added benefits include a spacious through lounge which opens onto the kitchen with dining area, a family shower room, double glazing, gas central heating, a lean to, workshop, a rear garden which is approximately 40ft in length, a car port plus off street parking. The property can easily be converted back into a three double bedroom by separating the through lounge.

Valance Avenue is a short walk away from Station Road which has a vast array of independent retails shops, bars, restaurants, coffees shops, and supermarkets such as Amazon Fresh, Co-op, and Tesco Express. Public transport includes Chingford Overground Station with direct access into Liverpool Street. You can also interchange on the 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.

The property is being sold on a chain free basis and in our opinion will make an excellent family home and is viewing is a must.

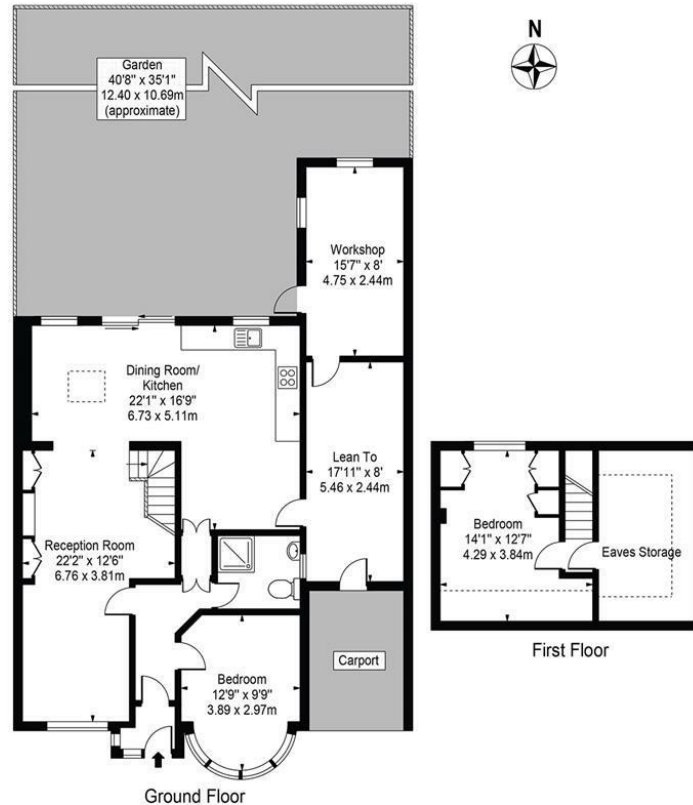








Valance Avenue, E4 6DR
 Approx. Total Internal Area 1343 Sq Ft - 124.77 Sq M
 (Including Eaves Storage & Restricted Height Area)
 Approx. Gross Internal Area 1193 Sq Ft - 110.83 Sq M
 (Excluding Eaves Storage & Restricted Height Area)



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
 E

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(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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