



Hall Lane, Chingford, E4 8EU

£525,000

 Coultons

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PROPERTY SUMMARY

Offering for sale this three-bedroom end-of-terrace house located in the heart of Chingford Mount.

The property features three bedrooms (two double and one single), two reception rooms, a spacious galley-style fitted kitchen, and a first-floor family bathroom. Additional benefits include double glazing, gas central heating, off-street parking to the front, and a generous rear garden measuring approximately 80ft, complete with a sheltered decked patio area.

Hall Lane is ideally positioned close to the vibrant Chingford Mount shopping parade, with its wide selection of bars, restaurants and coffee shops. Excellent bus links are available from the Mount, and drivers will appreciate the easy access to the A406 North Circular Road.

The area offers several green spaces to enjoy, including local parks and the expansive Epping Forest nearby. Well-regarded local schools include Chase Lane Primary, Parkside Primary and Larkwood Primary Academy.

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

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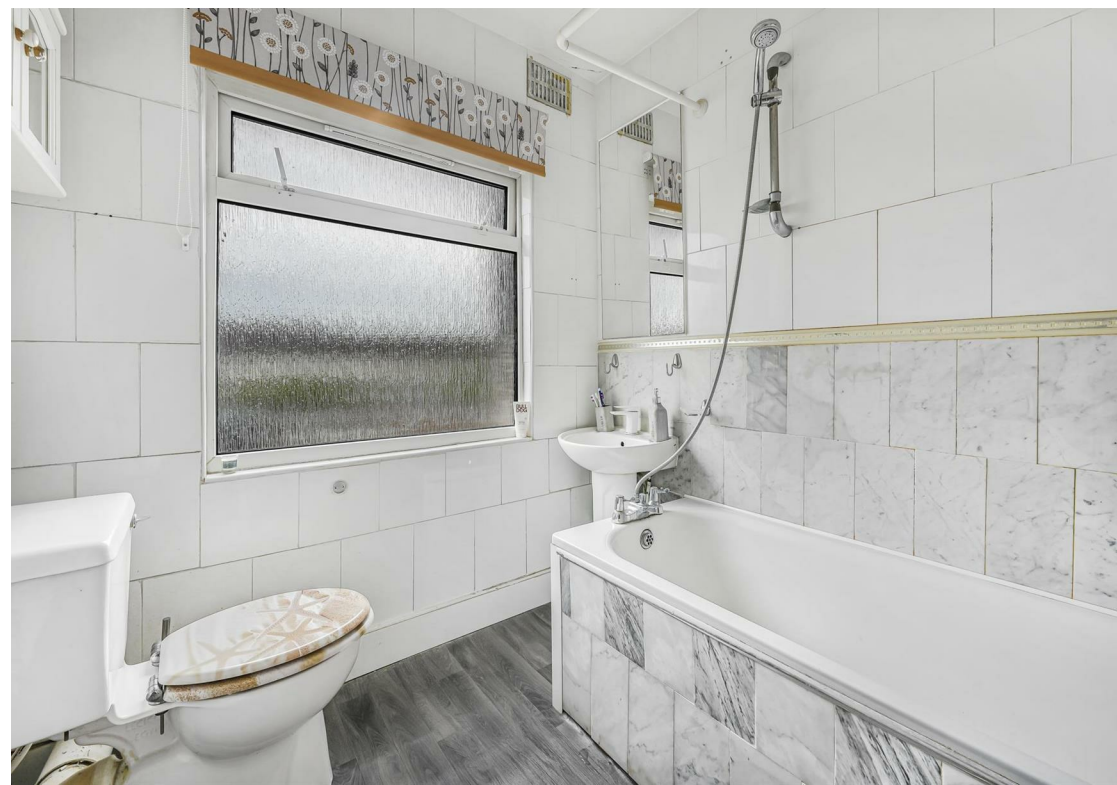
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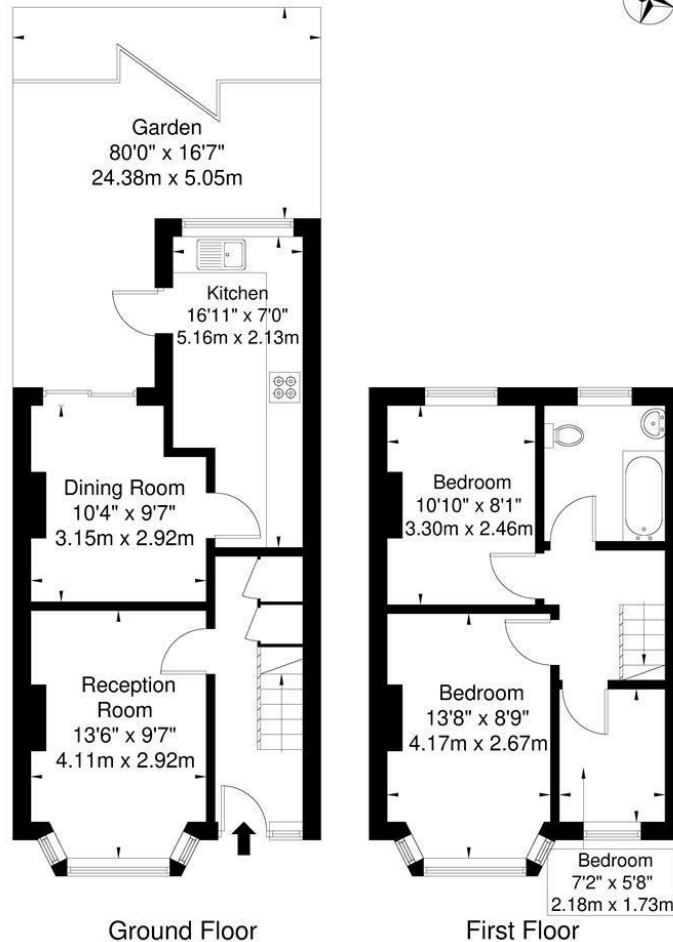






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Approximate Gross Internal Area = 71.2 sq m / 766 sq ft



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	59	
(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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