



Kings Road, North Chingford, E4 7EY

£525,000

 Coultons

## PROPERTY SUMMARY

A rare opportunity to acquire this charming period School House, ideally positioned in the heart of North Chingford. The property offers three well-proportioned bedrooms, a spacious living room, a kitchen/diner, a ground-floor bathroom, double glazing, gas central heating, and a private courtyard garden.

The School House is situated on Kings Road, just a short walk from Station Road, where you will find an excellent selection of independent retailers, cafés, bars, and restaurants offering a wide variety of cuisines. Local conveniences include Co-op and Tesco Express. Transport links are superb, with nearby bus routes and Chingford Overground Station, located just around the corner providing direct access to Liverpool Street. Connections to the Underground are also available at Walthamstow Central (Victoria Line, Zone 3).

Perfectly balancing city living with natural surroundings, the area offers immediate access to the expansive green spaces of Epping Forest, ideal for scenic walks and outdoor leisure. The property is also conveniently located within easy reach of Chingford CofE and St Mary's Primary Schools.

Viewing is highly recommended to fully appreciate this unique and characterful home.

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School House, Kings Road North Chingford, London, E4 7EY  
 Approximate Gross Internal Area = 89.6 sq m / 964 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**  
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**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	<b>77</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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