



Coultons  
FOR SALE  
020 3869 8189  
www.coultons.co.uk

Woodland Road, North Chingford, E4 7EU

GUIDE PRICE  
£800,000 

## PROPERTY SUMMARY

\*\*Guide Price £800,000 to £850,000\*\*

A meticulously renovated four-bedroom 1930s home finished to an exceptional standard, achieving a rare EPC B (85) rating. Reimagined in 2023, the property blends period character with high-spec contemporary design, featuring a stunning open-plan kitchen/dining pavilion with roof lanterns, quartz worktops, bespoke joinery and premium aluminium glazing. Additional ground-floor highlights include a refined sitting room, bespoke home bar, intelligent storage solutions and smart-home infrastructure. Across the upper floors are three well-proportioned bedrooms, a modern family bathroom, and a spacious top-floor suite with shower room and walk-in wardrobe. Sustainability upgrades include an 11-panel solar array with battery storage, high-grade insulation and significantly reduced running costs. The 80ft south-facing garden offers two raised decking areas, mature planting and a versatile timber summer house. Full planning permission is granted for a bespoke pitched-roof porch. Woodland Road is located a few minutes walk from Station Road in North Chingford with plenty of independent retailers, bars, coffee shops and restaurants offering a vast array of cuisines for dining out. You will also find supermarkets such as 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 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 conveniently located within easy reach of Chingford CofE, St. Mary's primary schools & now within the catchment area for the "Outstanding" Yardley Primary School, listed in the Top 25 primary schools nationally by the Sunday Times in 2026.

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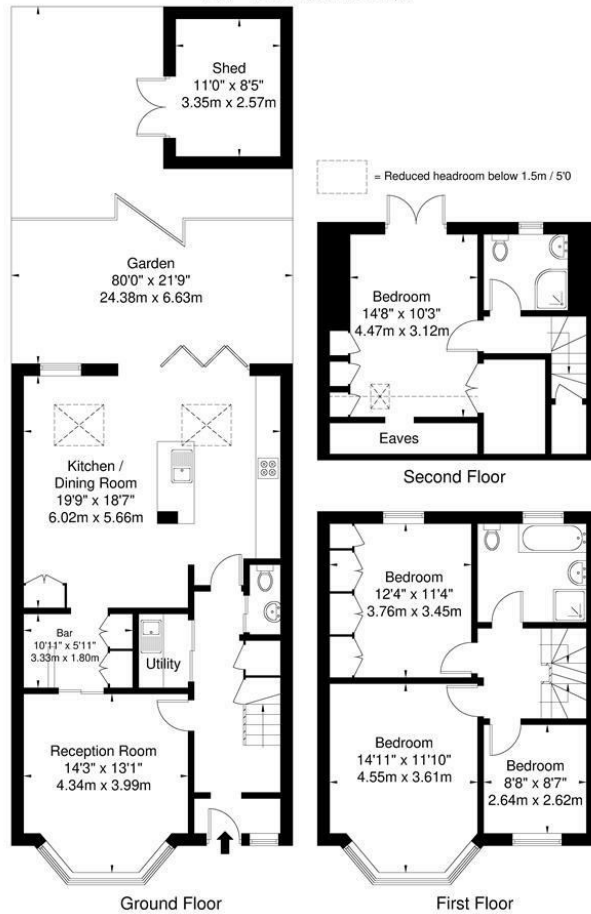






## Woodland Road, E4 7EU

Approximate Gross Internal Area = 152.7 sq m / 1644 sq ft  
 Shed = 8.5 sq m / 91 sq ft  
 Total = 161.2 sq m / 1735 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**  
D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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