



Coultons
FOR SALE
020 8010 0860
www.coultons.co.uk

Brodie Road, North Chingford, E4 7HF

£575,000  Coultons

PROPERTY SUMMARY

Situated on a quiet and sought after residential road in North Chingford is this 1930's mid terraced house which is in need of modernisation. The property benefits from three bedrooms, two reception rooms, a galley kitchen, a first floor bathroom with a separate WC, double glazing, gas central heating and a rear garden which is approximately 70ft in length. The property has the potential to be extended to the rear as well as above with the addition of a loft conversion (subject to planning consent) adding further living space.

Brodie 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 Amazon Fresh, Co-op, and Tesco Express. Public transport includes local bus routes and Chingford Overground Station with direct access into Liverpool Street. You can also interchange 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.

The property conveniently located within easy reach of Chingford CofE and St. Mary's primary schools. In our opinion this property would make an excellent family home once modernised and viewing is highly recommended.

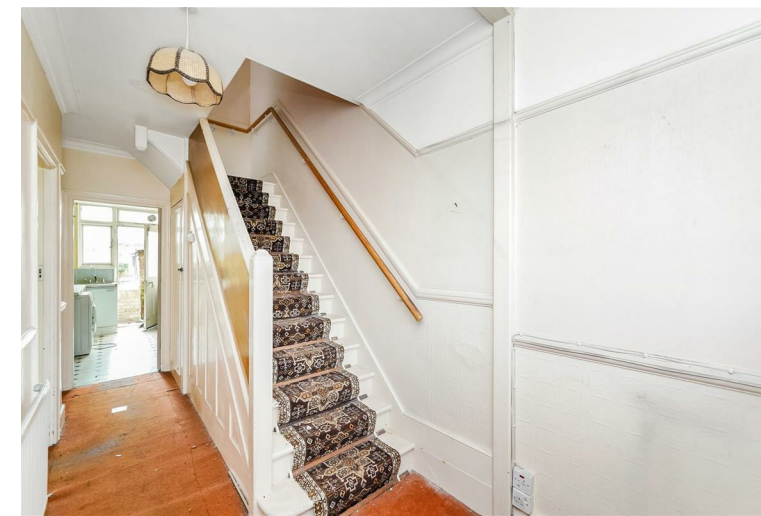
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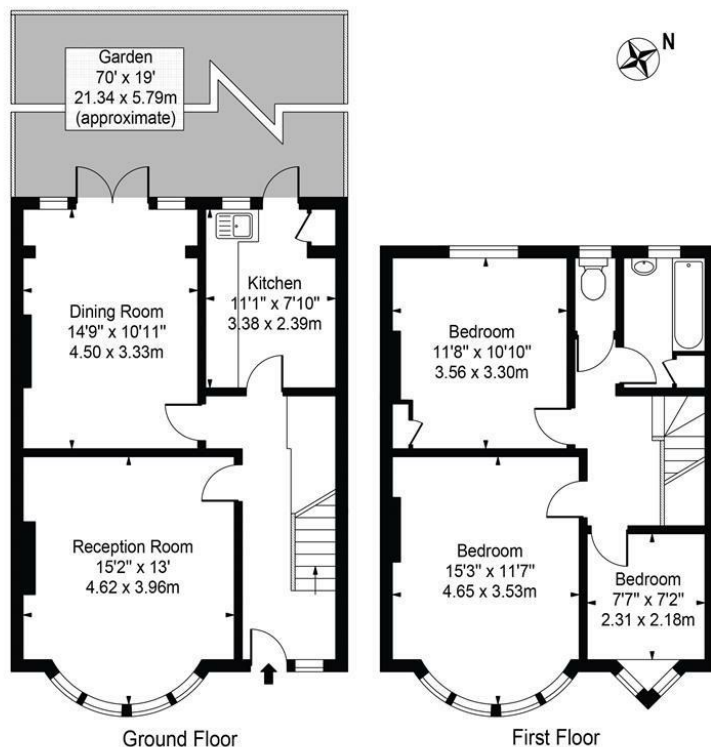






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Approx. Gross Internal Area 1051 Sq Ft - 97.64 Sq M



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

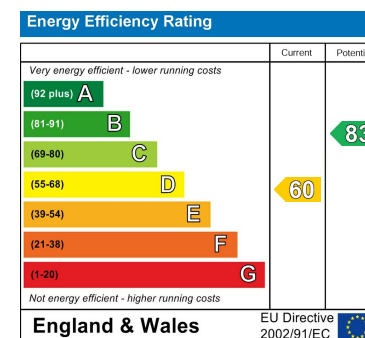
Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only



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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