



Amesbury Drive, North Chingford, E4 7PZ

£550,000  **Coultons**

PROPERTY SUMMARY

Situated on a quiet and sought after residential road is this extended three bedroom semi detached house. Added benefits includes a through lounge, a fitted kitchen with breakfast bar, a first floor family bathroom, double glazing and gas central heating. Externally there is a very good sized mature rear garden with a paved patio area, lawn area and a garage which has been converted to an outbuilding/office along with off street parking to front aspect.

Amesbury Drive is located within easy reach of the vast green spaces of Epping Forest and is in the catchment area of the OFSTED outstanding Yardley Primary School. The desirable shopping area of Station Road in North Chingford with all its bars, restaurants, coffee shops and retailers such as Tesco & Co-op along with Chingford Overground Station with direct access into Liverpool Street & Walthamstow Central where you can change over to the Victoria Line on the Underground, is easily accessible either by a leisurely walk or a short drive.

In our opinion this property would make an excellent family home and is being offer on a chain free basis. Viewing is highly recommended.

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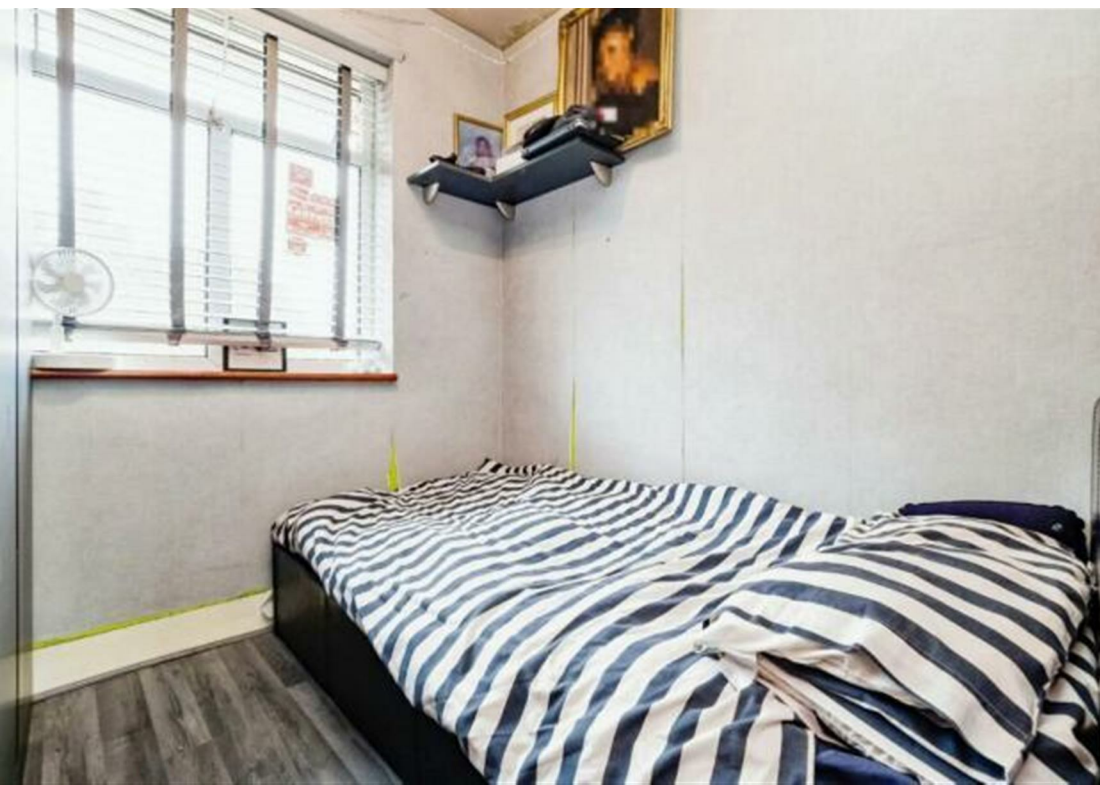
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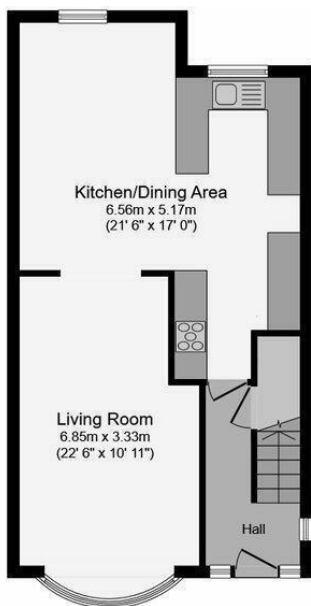
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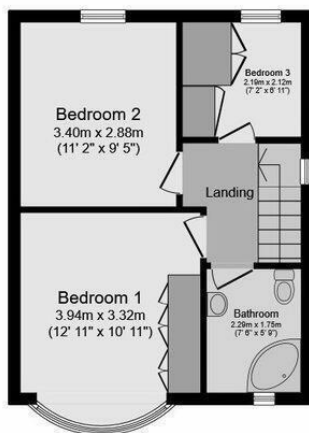




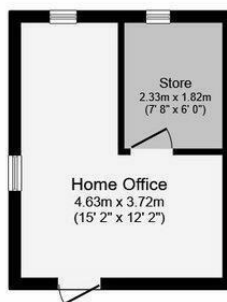




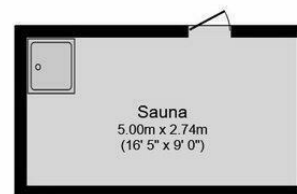
Ground Floor



First Floor



Outbuilding



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		
(69-80) C		
(55-68) D	65	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Total floor area 118.0 m² (1,270 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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



OFFICE ADDRESS

26 Station Road
North Chingford
London
E4 7BE

020 8090 0860
sales@coultons.co.uk
www.coultons.co.uk

OFFICE ADDRESS

425a Lordship Lane
Wood Green
London
N22 5DH

020 3869 8989
sales@coultons.co.uk
www.coultons.co.uk