



Fairlight Close, North Chingford, E4 6PB

GUIDE PRICE
£650,000

 **Coultons**

PROPERTY SUMMARY

Guide Price - £650,000 to £675,000

Situated on a quiet and sought-after cul-de-sac in North Chingford, this well-presented three-bedroom 1930s semi-detached home offers spacious and versatile accommodation. The property features a bright through lounge, a modern fitted kitchen, and a contemporary family bathroom. Further benefits include double glazing and gas central heating throughout. To the rear, there is an approximately 42ft garden with garage access via a shared driveway, along with off-street parking to the front.

Subject to the necessary planning permissions, the property offers excellent potential for an extension to the rear and a loft conversion, providing the opportunity to create additional living space and further enhance this attractive family home.

Fairlight Close is a short walk from Station Road in North Chingford with plenty of independent retailers, bars, coffees 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 with direct access into Liverpool Street. You can also inter-change on to the Underground at Walthamstow Central (Victoria Line - Zone 3).

3



1



1



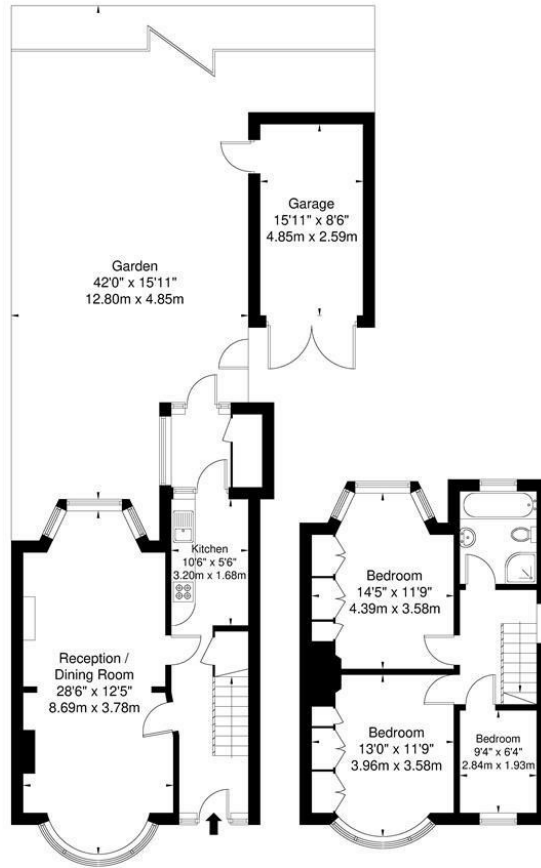






Fairlight Close North Chingford, London, E4 6PB

Approximate Gross Internal Area = 94.4 sq m / 1016 sq ft
 Garage = 12.6 sq m / 135 sq ft
 Total = 107 sq m / 1151 sq ft



Ground Floor

First Floor

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

E

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			78
(55-68) D		63	
(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



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