



Beresford Road, North Chingford, E4 6EF

£950,000

 **Coultons**

PROPERTY SUMMARY

Occupying 1606sqft (149.20sqm) is this semi-detached family home situated on a quiet and sought after residential road in North Chingford. The ground floor comprises of a front living room, and open plan modern fitted kitchen with dining and family room, an office/study room, utility room, guest WC and garage. The first floor comprises of four bedrooms, a modern fitted family bathroom and a modern fitted shower room. There is also the potential to add a loft conversion subject to planning consent. Externally there is a curved rear garden which is approximately 50ft x 40ft with side access to the front where you will find off street parking for two cars.

Beresford Road is located a few minutes 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 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 inter-change 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 along with Heathcote Secondary school.

The property is being offered on a chain free basis and in our opinion this property would make an excellent family home and viewing is highly recommended.

4



2



3





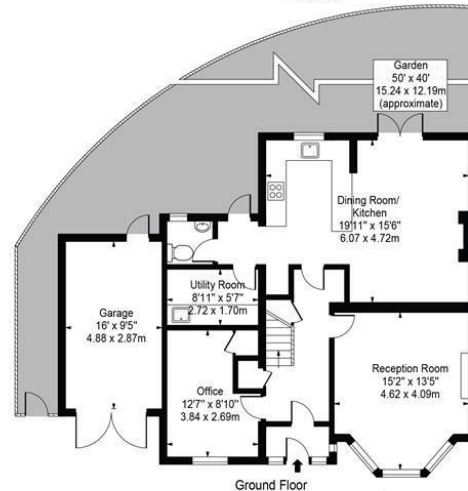




Beresford Road,
North Chingford, E4 6EF
Approx. Gross Internal Area 1606 Sq Ft - 149.20 Sq M
(Excluding Garage)
Approx. Gross Internal Area Of Garage 151 Sq Ft - 14.01 Sq M



First Floor



Ground 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, 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
F

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

76

62

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