



Stapleford Close, Chingford, E4 6XR

£400,000

 **Coultons**

PROPERTY SUMMARY

Offering for sale the very well maintained mid terraced house situated on a quiet residential close. The property benefits from two double bedrooms, a good sized living room, a contemporary fitted kitchen, a modern fitted bathroom, double glazing, gas central heating a private rear garden with an insulated outhouse with power and lighting, and off street parking.

Stapleford Close is within easy reach of the shopping facilities of both Chingford Mount and Highams Park with a vast array of bars, restaurants, coffee shops. Public transport includes several local bus routes as well as the Highams Park Overground Station with direct access into Liverpool Street. You can also inter change onto the underground at Walthamstow Central, Victoria Line Zone, and for those who drive the A406 North Circular Road is easily accessible.

There are several parks in Chingford to walk around along with the vast spaces of Epping Forest being nearby. Local schools include Chase Lane Primary, Parkside Primary and Larkwood Primary Academy.

The property has been well maintained by the current vendor and in our opinion would make an excellent family home for a first time buyer or someone downsizing. Viewing is highly recommended.

2



1



1



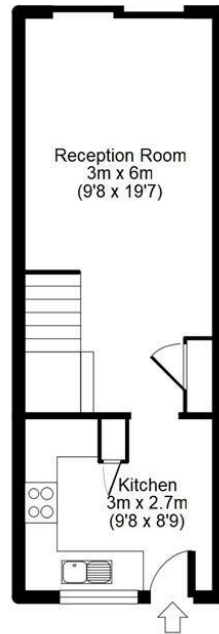




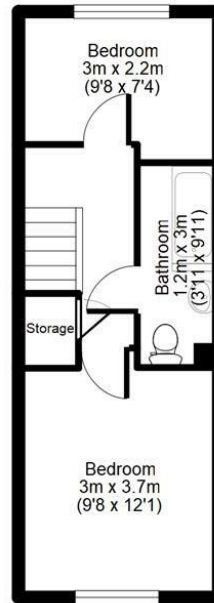


Stapleford Close, Chingford, E4

APPROX GROSS INTERNAL FLOOR AREA: 555 sq. ft / 52 sq. m



Ground Floor



First Floor

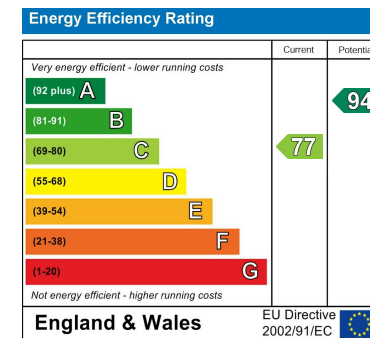
For identification purposes only
Measurements are approx and not to scale

LOCAL AUTHORITY
Waltham Forest

TENURE
Freehold

COUNCIL TAX BAND
C

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



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