Hampton Road, Chingford, E4 8NP

£550,000

Coultons

## PROPERTY SUMMARY

Offering for sale this 1930's semi detached house situated on a quiet residential road in South Chingford. The property benefits from three bedrooms, a front reception room, an extended fitted kitchen with dining and family room, a first floor family bathroom, double glazing, gas central heating, a south facing rear garden which is approximately 120ft in length and off street parking. There is potential to adding a loft conversion giving further living space. (subject to planning consent)

Hampton Road is situated close to local amenities and Cork Tree Retail Park with retailers such as Aldi supermarket, Currys PC World, Pets At Home, Sports Direct and more. Chingford Mount shopping area is also a short distance away with all its bars, restaurants & coffee shops. Public transport includes local buses plus several bus routes from the Mount, the Overground Station of Meridian Water, 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. In our opinion this property will make an excellent family home with many schools nearby both primary and secondary. Viewing is highly recommended.

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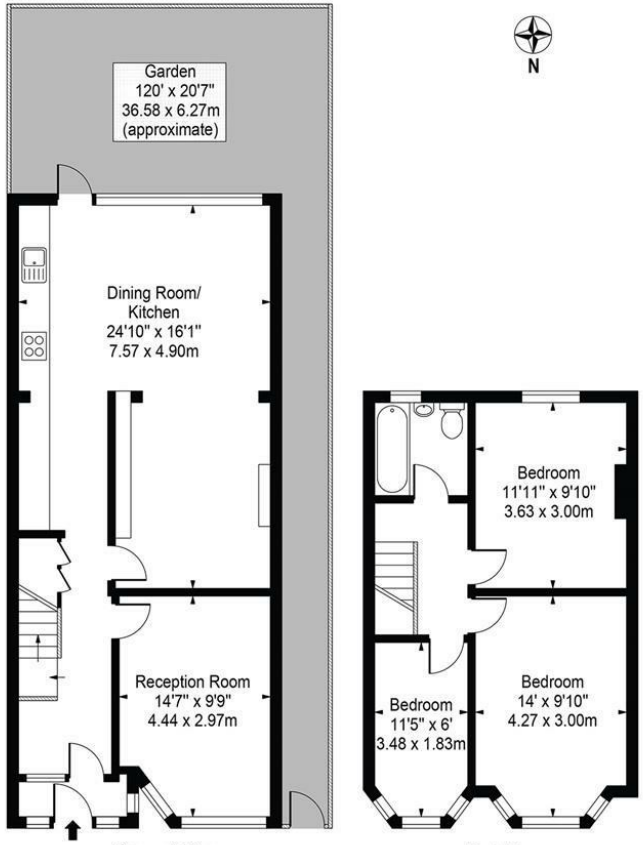
## Hampton Road Chingford, E4 8NP

Approx. Gross Internal Area 1058 Sq Ft - 98.29 Sq M




For Illustration Purposes Only - Not To Scale

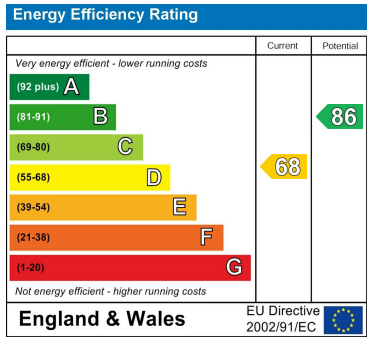
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements 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**
D

**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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