



Leonard Road, Chingford, E4 8NE

£550,000 

PROPERTY SUMMARY

Offering for sale this larger than average mid terraced period house, situated on a quiet residential road off Chingford Mount Road. The property is wider than normal with three double bedrooms and the family bathroom on the first floor. The ground floor benefits from a through lounge, an extended oak fitted kitchen with a breakfast bar and an additional WC. The rear garden is approximately 40ft in length with side tunnel access to the front.

Leonard Road is ideally situated for local amenities along with the Chingford Mount shopping area with all its bars, restaurants & coffee shops. There are also several bus routes available from the Mount, and for those who drive the A406 North Circular Road is easily accessible. Highams Park Overground station is approximately 0.8 miles away with direct access into Liverpool Street or interchange at Walthamstow Central for the underground (Victoria Line).

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

In our opinion this property will make an excellent home and viewing is highly recommended.

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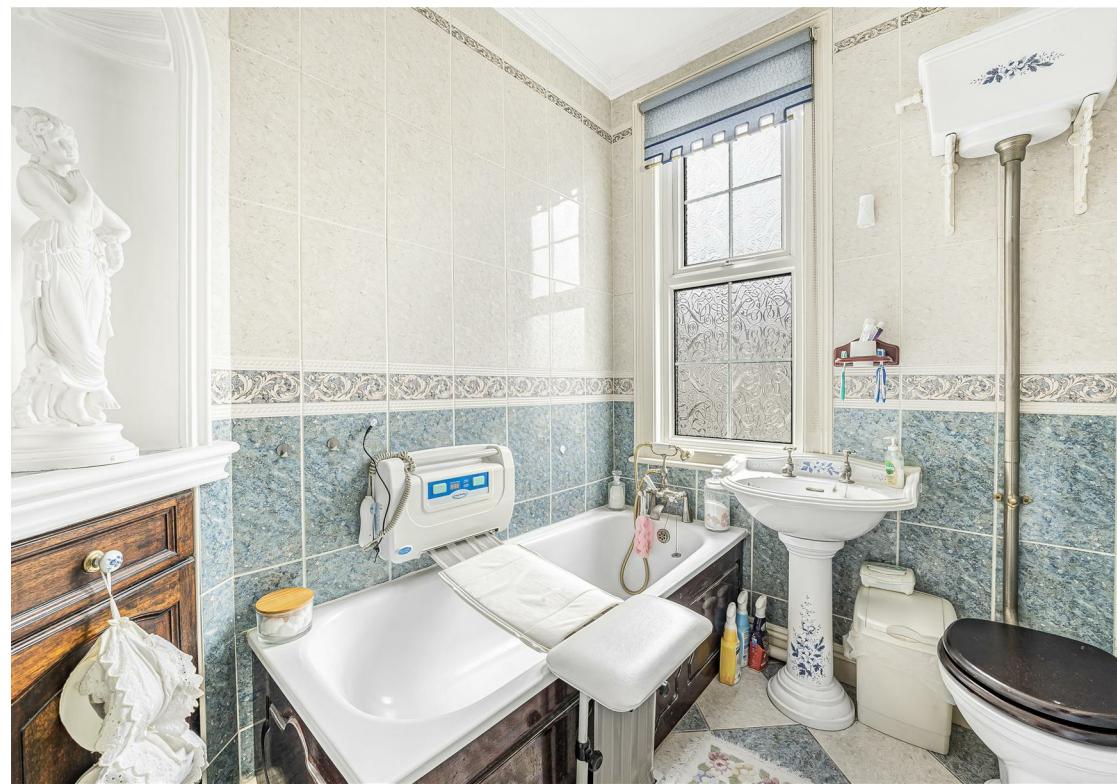
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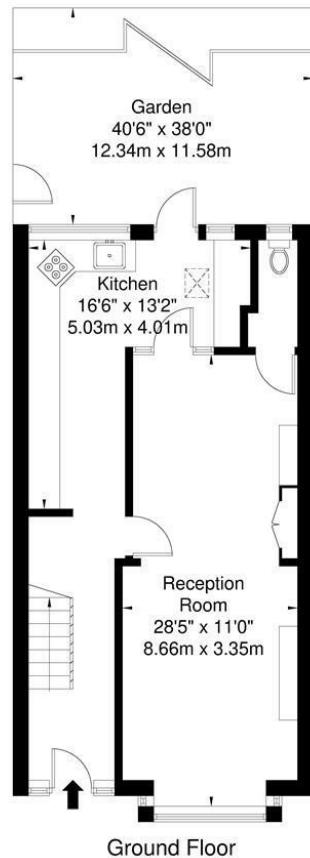




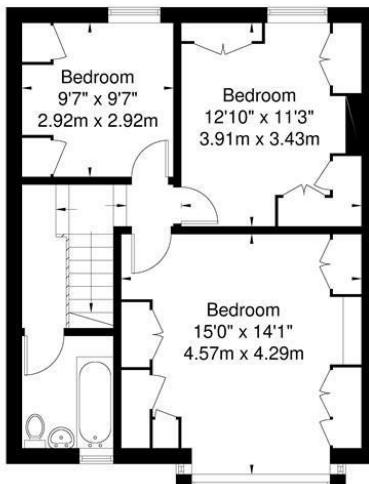


Leonard Road Chingford, London, E4 8NE

Approximate Gross Internal Area = 108.7 sq m / 1170 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

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



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