



Hoppett Road, Chingford, E4 6EX

£600,000  Coultons

PROPERTY SUMMARY

Situated on a quiet residential road is the very well maintained semi detached house which has been had a double storey extension to the side. The ground floor comprises of a spacious open plan living room upon entering the property, a modern fitted kitchen, and a storage room. The first floor has four bedrooms, one with an en-suite shower room plus a modern fitted family bathroom. Externally you have a 65ft rear garden and off street parking to the front.

Hoppett Road is situated within easy reach of local shopping area of Chingford Hatch and Station Road in North Chingford with all its bars, restaurants, coffee shops, local bus routes and Chingford Overground Station with direct access into Liverpool Street as well as Walthamstow Central where you can change over to the Victoria Line on the Underground. The vast green spaces of Epping Forest, Connaught Waters and Chingford Golf Course are just up the road for when you fancy a lovely and peaceful walk.

There are also plenty of local schools withing walking distance, both primary and secondary.

In our opinion this property would make an excellent family home and is being offered on chain free bases. Viewing is highly recommended.

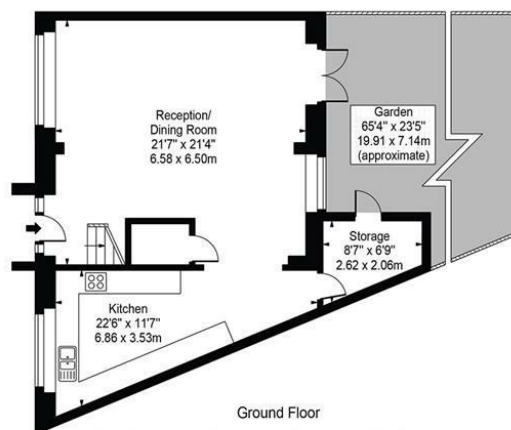
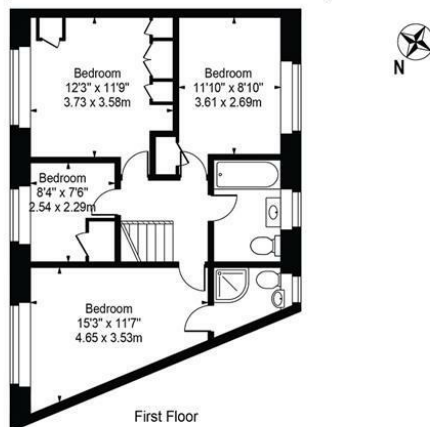








Hoppett Road, E4 6EX
 Approx. Gross Internal Area 1346 Sq Ft - 125.05 Sq M



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(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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