
Hall Lane, Chingford, E4 8NU
£525,000
Coultons

PROPERTY SUMMARY

Presenting for sale this attractive 1930s semi-detached residence located on Hall Lane, Chingford, ideally positioned close to a range of local amenities. The property offers well-proportioned accommodation including three bedrooms (two doubles and one single), a spacious through lounge, a galley-style kitchen leading to a conservatory, and a first floor family bathroom. Additional features include double glazing and gas central heating.

Externally, the rear garden extends to approximately 43 feet and provides a pleasant outdoor space. The front of the property benefits from off-street parking for two vehicles. Subject to the necessary planning consents, there is excellent potential to extend the property to the rear or to add a loft conversion, creating further living space.

Hall Lane is conveniently situated close to local shops and the Cork Tree Retail Park, home to retailers such as Aldi, Currys PC World, Pets at Home, and Sports Direct. Chingford Mount is also within easy reach, offering a variety of restaurants, cafés, bars, and independent stores. Public transport links include several local bus routes, services from Chingford Mount, and the Overground station at Meridian Water. For motorists, the A406 North Circular Road is easily accessible.

The area is well served by green spaces, with several local parks and the expansive Epping Forest nearby, offering excellent opportunities for walking and outdoor recreation.

In our opinion, this property would make an excellent family home, with a number of well-regarded schools located in the vicinity. The property is being sold on a chain free basis and early viewing is highly recommended.

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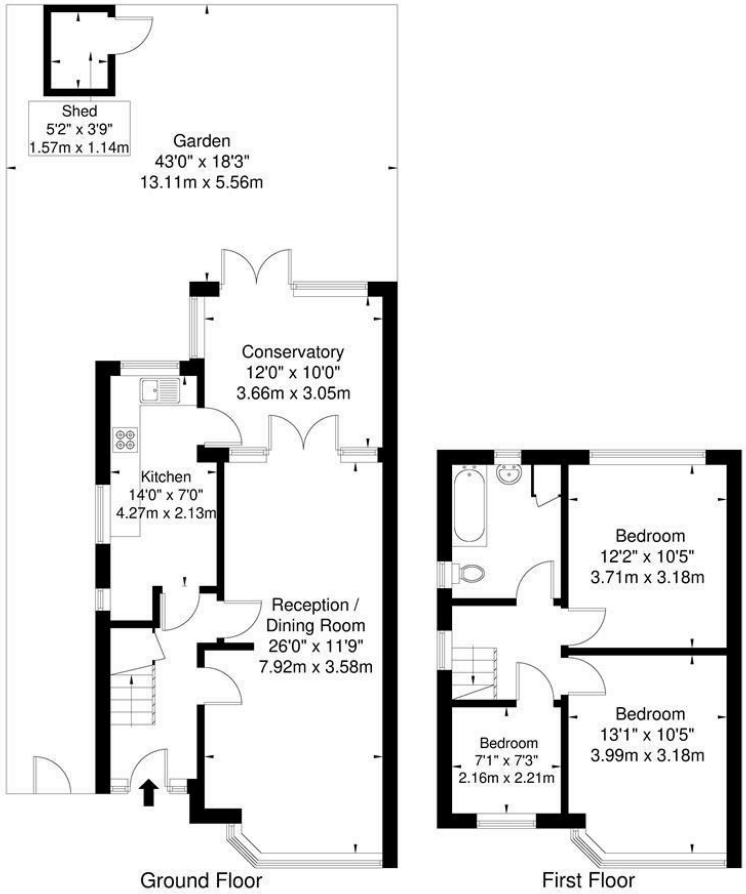






Hall Lane, London, E4 8NU

Approximate Gross Internal Area = 96.6 sq m / 1039 sq ft
Shed = 1.8 sq m / 19 sq ft
Total = 98.4 sq m / 1058 sq ft



For Illustration Purposes Only - Not To Scale

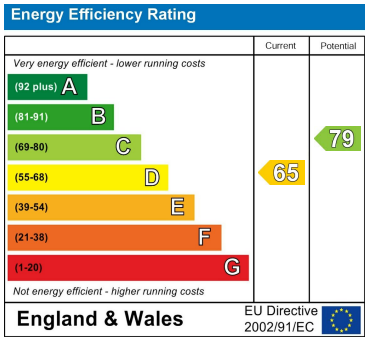
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
Any areas, measurements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



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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