



Dove House Gardens, Chingford, E4 7SL

£575,000

 Coultons

PROPERTY SUMMARY

Offering for sale this very well maintained three bedroom semi detached house situated on a quiet and sought after cul-de-sac. Added benefits include a through lounge which opens onto the contemporary fitted kitchen, a modern fitted four piece family bathroom, double glazing gas central heating, a rear garden which is approximately 38ft in length with decked patio and lawn areas, off street parking and garage access via a share driveway.

Dove House Gardens is situated close to 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. There are also several parks in Chingford to walk around along with the vast spaces of Epping Forest being nearby. Local schools include Yardley Primary, Chase Lane Primary, Parkside Primary and Larkwood Primary Academy.

In our opinion this property will make an excellent family home. Viewing is highly recommended to fully appreciate this house.

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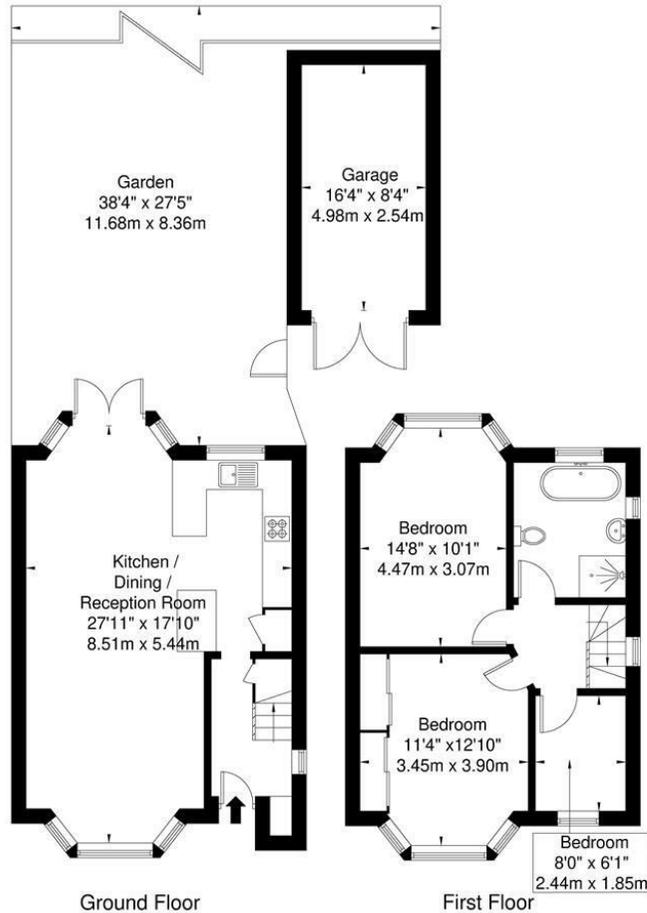






Dove House Gardens, Chingford, London, E4 7SL

Approximate Gross Internal Area = 83.2 sq m / 895 sq ft
 Garage = 12.8 sq m / 137 sq ft
 Total = 96 sq m / 1032 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

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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