



Kimberley Road, North Chingford, E4 6DF

PER MONTH
£4,000 Per
Month

 **Coultons**

PROPERTY SUMMARY

Situated on a highly sought-after residential road in the heart of North Chingford, this beautifully presented five-bedroom family home is arranged over three floors and finished to an exceptional standard throughout.

The property offers spacious and versatile accommodation, including a generous through lounge, a stunning contemporary fitted kitchen with dining area featuring a large skylight that floods the space with natural light, a separate utility room, and a further ground floor reception room ideal for use as a gym, games room, home office, or playroom. There are four well-appointed bathrooms in total, comprising one on the ground floor, two on the first floor, and one serving the loft conversion. Additional benefits include double glazing and gas central heating throughout.

Externally, the property boasts a mature rear garden extending to approximately 110ft, complete with a paved patio area, providing an ideal space for outdoor entertaining and family enjoyment. To the front, there is off-street parking.

Kimberley Road is conveniently located just a short walk from Station Road, North Chingford's vibrant shopping hub, offering an excellent selection of independent retailers, cafés, bars, restaurants, and everyday amenities, including Co-op and Tesco Express. Excellent transport links are available via local bus routes and Chingford Overground Station, providing direct services into Liverpool Street. Walthamstow Central, offering access to the Victoria Line (Zone 3), is also easily accessible.

Perfectly balancing city convenience with a countryside feel, the property is within easy reach of the vast green spaces of Epping Forest, ideal for walking, cycling, and outdoor recreation. Families will also appreciate the proximity to several well-regarded schools, including Chingford CoE Primary School, St Mary's Catholic Primary School, and Heathcote School & Science College.

In our opinion, this outstanding property would make an ideal family home, offering

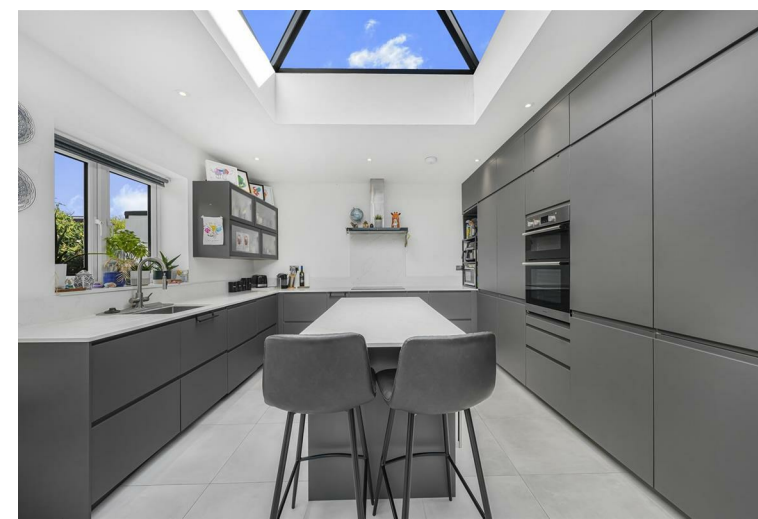
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4



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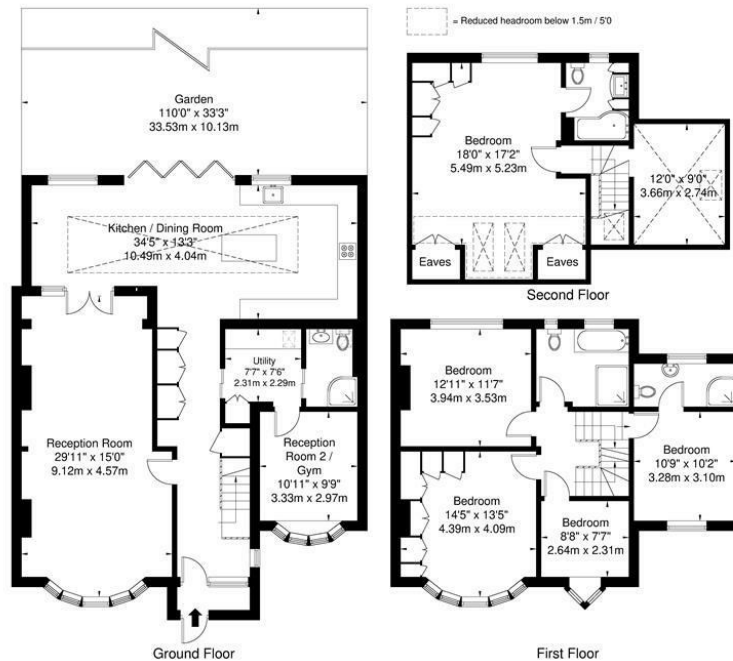








Kimberley Road London, E4 6DF
Approximate Gross Internal Area = 238.8 sq m / 2570 sq ft



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

COUNCIL TAX BAND
F

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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



OFFICE ADDRESS

26 Station Road
North Chingford
London
E4 7BE

020 8090 0860
lettings@coultons.co.uk
www.coultons.co.uk

OFFICE ADDRESS

425a Lordship Lane
Wood Green
London
N22 5DH

020 3869 8989
lettings@coultons.co.uk
www.coultons.co.uk