



Willow Street, North Chingford, E4 7EG

PCM  
£2,700 PCM

 **Coultons**



## PROPERTY SUMMARY

Nestled in the charming area of North Chingford, this delightful semi-detached house on Willow Street offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception dining room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The property also boasts a large, very well-equipped, bright and modern kitchen with the added benefit of a breakfast seating area, making this the ideal room for small chats during the preparation of meals.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The layout of the home is practical, allowing for a seamless flow between the living spaces. The semi-detached nature of the property offers a sense of privacy while still being part of a friendly community.

Located in North Chingford, residents will enjoy the benefits of a peaceful suburban lifestyle, with local amenities, parks, and schools just a stone's throw away. This area is well-connected, making it easy to access the vibrant offerings of London while returning to the tranquillity of home.

This property presents an excellent opportunity for those looking to settle in a desirable location. With its appealing features and prime location, this semi-detached house on Willow Street is not to be missed.

Offered furnished as seen, the property is available from mid September.

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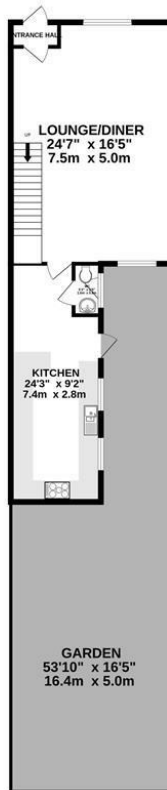




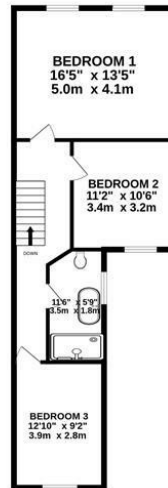




GROUND FLOOR  
627 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR  
627 sq.ft. (58.2 sq.m.) approx.



WILLOW STREET E4 7EG

TOTAL FLOOR AREA: 1253 sq.ft. (116.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix 12/2024

LOCAL AUTHORITY

TENURE

COUNCIL TAX BAND

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