



Victoria Road, North Chingford, E4 6BZ

GUIDE PRICE  
£850,000

 **Coultons**

## PROPERTY SUMMARY

Occupying 1496sqft (139sqm) is this semi-detached four bedroom family home situated on a quiet and sought after residential road in North Chingford. Added benefits include a spacious hallway, a spacious front living room along with an extended second living/dining room which opens onto the fitted kitchen. There are three bedrooms on the first floor, and a family bathroom. The primary bedroom has built in wardrobes along with an en-suite bathroom. Stairs from the first floor lead to the second floor/loft conversion where there is a fourth bedroom with an en-suite shower room.

Externally the rear garden is approximately 40ft in length with a garage to the rear accessed via a service road. The property comes with a further garage which is further down the service road. There is also off street parking for two cars to the front aspect.

Victoria Road is located very close to Station Road in North Chingford with plenty of independent retailers, bars, coffee shops and restaurants offering a vast array of cuisines for dining out. You will also find supermarkets such as Co-op, and Tesco Express. Public transport includes local bus routes and Chingford Overground Station with direct access into Liverpool Street. You can also inter-change onto the Underground at Walthamstow Central (Victoria Line - Zone 3).

A happy middle ground between city and country life, you'll find vast green scenic spaces of Epping Forest to explore for when you fancy a tranquil walk. The property is conveniently located within easy reach of Chingford CofE and St. Mary's primary schools along with Heathcote Secondary school.

The property is being offered on a chain free basis and in our opinion will make an excellent family home. Viewing is highly recommended.





A stainless steel range hood with the "BOSCH" logo on the front panel, mounted above the stove.

A black gas cooktop with four burners, set on a dark granite countertop.

Light-colored wood upper wall cabinets with silver handles, positioned above the countertop.

A wooden dish rack with several slots, mounted on the wall above the countertop.

A stainless steel double-basin sink with a modern, curved faucet, set on the countertop.

A white front-loading washing machine integrated into the kitchen cabinetry.

A large white-framed window with multiple panes, offering a view of green trees and a brick building.

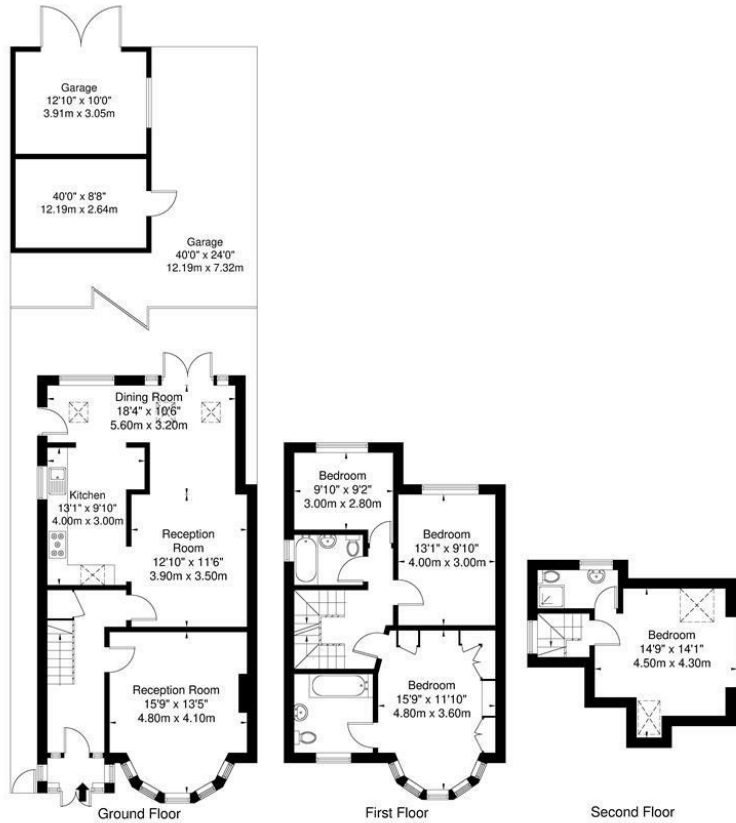
A dark, polished countertop extending from the kitchen area into the foreground, likely part of a dining table or island.





Victoria Road North Chingford, London, E4 6BZ

Approximate Gross Internal Area = 139 sq m / 1496 sq ft  
 Garage = 22.8 sq m / 245 sq ft  
 Total = 161.8 sq m / 1741 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**  
 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		77
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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