



Beech Tree Glade, North Chingford, E4 6BG

GUIDE PRICE  
£800,000

 **Coultons**

## PROPERTY SUMMARY

Guide Price £800,000 to £850,000.

Nestled in the charming area of Beech Tree Glade, North Chingford, this delightful semi-detached house offers a perfect blend of comfort and convenience. The property benefits from four bedrooms, a through lounge, a modern fitted kitchen with dining area, an office/study room, two bathrooms, a private rear garden and off street parking.

Beech Tree Glade is situated just off of Forest Side which is a short walk back to the vibrant shopping area of Station Road in North Chingford where you will find a vast array of retailers including Amazon Fresh, Tescos, Co-op, Boots as well as independent retailers. There are also plenty of coffee shops, bars and restaurants with a variety of cuisines to choose from.

The vast green and wooded areas of Epping Forest are literally on the door step where you can go for a long and peaceful walk and enjoy the nature trails.

Transport links includes local bus routes along with Chingford Overground Station with direct access into Liverpool Street in 26 minutes. You can also inter-change onto the underground at Walthamstow Central (Victoria Line - Zone 3).

In our opinion this property would make an excellent family home and is being offered on a chain free basis. Viewing is a must.

Please note images shown are pre tenancy.









## Beach Tree Glade

Approximate Gross Internal Area  
149.3 sq m / 1607 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2015 (ID185442)

**LOCAL AUTHORITY**  
Waltham Forest

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
E

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B	73	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<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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