



Manor Farm Drive, Chingford, E4 6HH

PER MONTH  
£1,950 Per Month

 **Coultons**

## PROPERTY SUMMARY

Coultons are delighted to offer for rent this end terrace two bedroom end terraced family home. The stunning property is finished to a neutral yet stylish décor and boasts spacious accommodation throughout. Ground floor accommodation comprises lounge / diner, kitchen, ground floor WC and conservatory with the first-floor accommodation consisting of two bedrooms, and a spacious family bathroom.

Manor Farm Drive is situated within easy reach of local shopping area of Chingford Hatch and Station Road in North Chingford with all its bars, restaurants, coffee shops, local bus routes and Chingford Overground Station with direct access into Liverpool Street as well as Walthamstow Central where you can change over to the Victoria Line on the Underground. The vast green spaces of Epping Forest, Connaugh Waters and Chingford Golf Course are just up the road for when you fancy a lovely and peaceful walk.

There are also plenty of local schools withing walking distance, both primary and secondary.

2



1



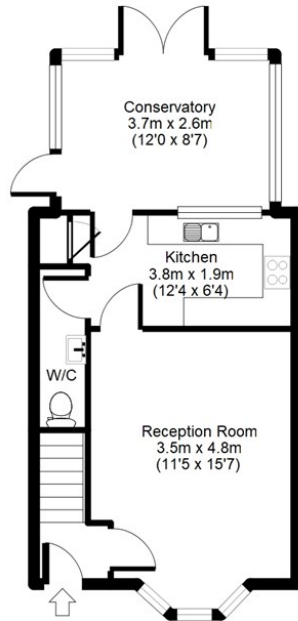
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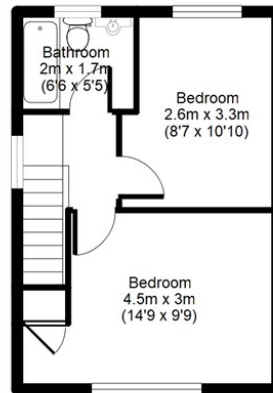


## Manor Farm Drive, Chingford, E4

APPROX GROSS INTERNAL FLOOR AREA: 698 sq. ft / 65 sq. m



Ground Floor



First Floor

For identification purposes only  
Measurements are approx and not to scale

**LOCAL AUTHORITY**  
Waltham Forest London Borough

**TENURE**

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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