



Manor Farm Drive, Chingford, E4 6HH

PER MONTH
£2,500 Per Month

 **Coultons**

PROPERTY SUMMARY

Offering for rent this four bedroom mid-terrace family home set over three floors which has been refurbished to a high standard. Tastefully decorated throughout, the ground floor comprises of a living room to the front aspect, a guest cloakroom, and an open plan contemporary fitted kitchen with solid work surfaces, integrated appliances with ample space for a dining and living area. From here sliding patio door opens on the rear garden with a paved patio and lawn area. The first floor has two double bedrooms and a modern fitted shower room, and the second floor/loft conversion has two further bedrooms and a modern fitted bathroom. Added benefits includes double glazing, gas central heating, laminate floor to the ground floor and fitted carpets to the bedrooms.

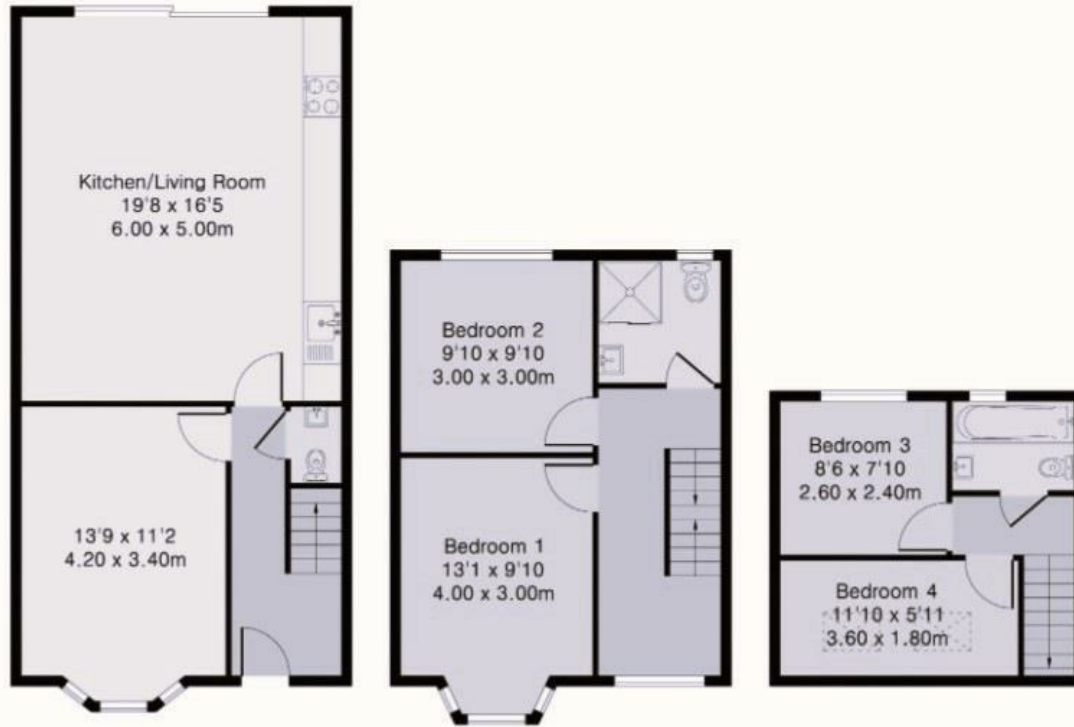
Manor Farm Drive is situated within easy reach of local shopping area of Chingford Hatch and Station Road in North Chingford with all its bars, restaurants, coffee shops, local bus routes and Chingford Overground Station with direct access into Liverpool Street as well as Walthamstow Central where you can change over to the Victoria Line on the Underground. The vast green spaces of Epping Forest, Connaught 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.

In our opinion this property would make an excellent home and must be viewed to be fully appreciated.








LOCAL AUTHORITY
Waltham Forest

TENURE

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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



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