



New Road, Chingford, E4 9SJ

PER MONTH
£2,450 Per Month

 **Coultons**

PROPERTY SUMMARY

Situated on a residential road is this very well maintained three bedroom mid terrace family home. Added benefits includes a through lounge, a modern fitted kitchen with dining area, a modern fitted first floor bathroom, double glazing, gas central heating, private rear garden and off street parking.

New Road is situated close to the Chingford Mount shopping area with all its bars, restaurants & coffee shops. There are also several bus routes available from the Mount, and for those who drive the A406 North Circular Road is easily accessible.

There are also several parks in Chingford to walk around along with the vast spaces of Epping Forest being nearby. Local schools include Chase Lane Primary, Burnside Secondary, Salisbury Manor Primary & Lime Academy Larkwood.

The property is being offered unfurnished and viewing is highly recommended.

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GROUND FLOOR

FIRST FLOOR

Total Area: 96.0 m² ... 1034 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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			86
(81-91) B			
(69-80) C			
(55-68) D		55	
(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



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