

## Endlebury Road, Chingford, London, E4

Situated on a desirable turning off the Ridgeway is a superb purpose built four bedroomed semi detached property requiring modernisation. The mature rear garden is an excellent size measuring approximately 150ft with patio area surrounded by tree and shrub borders. There is a good sized timber-built tool shed to the side of the garden and a greenhouse to the rear. There are some excellent primary and secondary schools to choose from, both state and private. Whitehall Primary School and Parkside Primary School are both rated "Good" by Ofsted. Saint Mary's Catholic Primary School is rated outstanding.

## Asking Price Of £629,950

- Semi Detached Family Home
- Four Bedrooms all on First Floor Level
- Two Reception Rooms
- Extended Kitchen / Conservatory
- 150ft Approx. South Facing Rear Garden



## Property Description

Accommodation comprises of two reception rooms, Kitchen/breakfast room, conservatory, and WC on the ground floor level. First floor accommodation offers three double bedrooms plus a single bedroom and a family bathroom. The loft is boarded, fully intact and provides immense potential to extend STPP. There is further potential for a full width ground floor extension to the rear and a double storey side extension all subject to the usual planning consents.

The mature rear garden is an excellent size measuring approximately 150ft with patio area surrounded by tree and shrub borders. There is a good sized timber-built tool shed to the side of the garden and a greenhouse to the rear.

Chingford mainline station (TFL zone 5) is within walking distance of this property, and approximately 25 minute journey to London Liverpool St which interchanges with the Victoria line at Walthamstow. There are many bus routes, some direct to Stratford City, the Olympic Park and Westfield shopping Centre.

There are some excellent primary and secondary schools to choose from, both state and private. Whitehall Primary School and Parkside Primary School are both rated "Good" by

Ofsted. Saint Mary's Catholic Primary School is rated outstanding. Heathcote School and Science College and Chingford Foundation Secondary Schools are well regarded. Chingford Foundation Sixth Form College is currently rated outstanding.

Situated in a sought after area with a strong family presence this is an impressive property that ticks all the right boxes for a renovation project. An early internal viewing is highly recommended to fully appreciate the size of accommodation and the tremendous potential this property has to offer.

Strictly by Appointment only, please call vendors' sole agent Coultons on 020 80900 860 to arrange a viewing.

**ENTRANCE PORCH**  
Attractive arched entrance doors

**ENTRANCE HALL**  
Opaque windows, radiator, two under stairs storage cupboards

**RECEPTION ONE**  
14' 7" x 13' 5" (4.44m x 4.09m) Coved to ceiling, double glazed bay window to front aspect, radiator

**RECEPTION TWO**  
14' 9" x 11' 9" (4.5m x 3.58m) Coved to ceiling, double glazed sliding doors to South facing rear garden, radiator, attractive full-height shutters

**KITCHEN / BREAKFAST ROOM**  
15' 11" x 9' 5" (4.85m x 2.87m) Wall and base units, stainless sink unit with mixer tap, plumbing and space for cooker and washing machine, window to side aspect, door providing side access to rear of garage/car port, floor standing boiler, wood flooring, part tile wall. Door leading to..

**CONSERVATORY**  
10' 8" x 6' 2" (3.25m x 1.88m) Double glazed windows and door, conservatory blinds, tiled flooring, door to downstairs WC

**GROUND FLOOR WC**  
Window to side aspect, high level flush WC, tiled flooring

**FIRST FLOOR LANDING**  
Double glazed window to side aspect, loft hatch, doors to all bedrooms, WC and family bathroom

**LOFT SPACE**  
Boarded, excellent potential to extend STPP

#### BEDROOM THREE

10' 3" x 9' 5" (3.12m x 2.87m) Double glazed window to rear aspect, radiator

#### MASTER BEDROOM

14' 8" x 12' 8" (4.47m x 3.86m) Double glazed bay window to front aspect, fitted wardrobes, radiator

#### BEDROOM TWO

12' 1" x 9' 8" (3.68m x 2.95m) Double glazed window to rear aspect, fitted wardrobes, radiator

#### BEDROOM FOUR

8' 8" x 6' 5" (2.64m x 1.96m) Double glazed window to front aspect, radiator

#### FAMILY BATHROOM

Double glazed window, panel enclosed bath with shower attachment, wall hung wash hand basin, radiator, part tiled wall

#### SEPARATE WC

Double glazed window, low level flush WC

#### REAR GARDEN

Approximately 150ft rear garden, mainly laid to lawn, part paved with mature tree and shrub borders, covered area

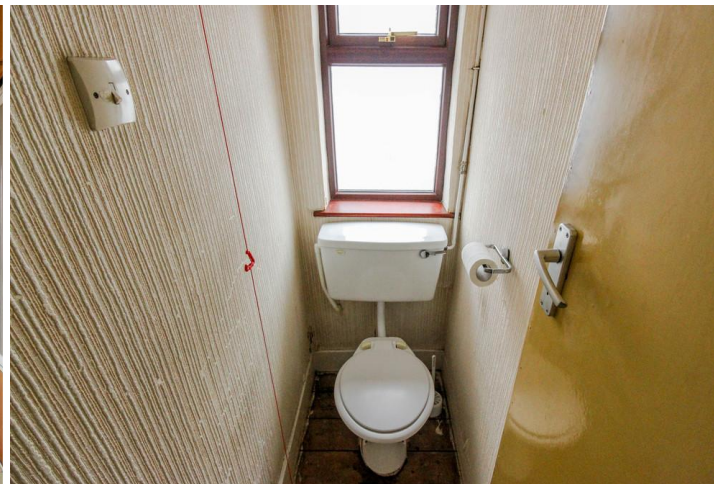
providing access to rear of garage/car port and side door to kitchen, outside tap, green house

#### PRIVATE DRIVEWAY

Private driveway providing parking for one car with potential to create 2 further off-road parking spaces.

#### CAR PORT

Garage door



# Tenure

Freehold

# Council Tax Band

F

# Viewing Arrangements

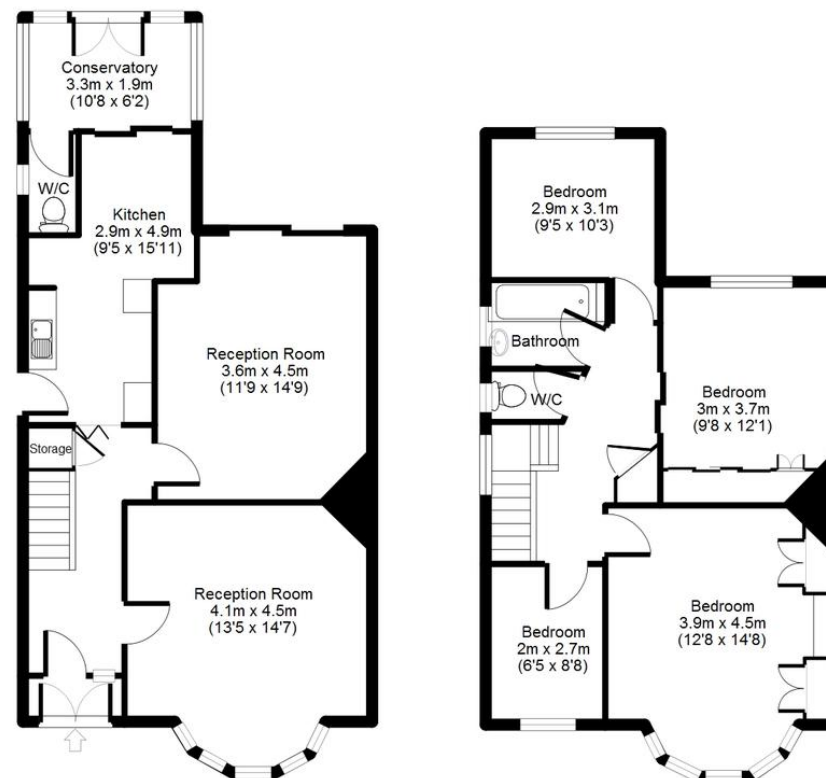
Strictly by appointment

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	75
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	37
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	30
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales	EU Directive 2002/91/EC

# Endlebury Road, E4

APPROX GROSS INTERNAL FLOOR AREA: 1187 sq. ft / 110 sq. m



**Coultons Chingford**

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.