



## Dale View Crescent North Chingford E4 6PH

Coultons are delighted to present to the market this well presented four bedroomed semi detached property located on the ever popular and much sought after Dale View Crescent.

Asking Price Of £675,000

- Four Bedrooms / Two Bathrooms
- Two Reception Rooms
- Large Conservatory
- Garage With Private Driveway
- Large Rear Garden With Mature Shrubs



## Property Description.

The ground floor accommodation comprises, front reception room, dining room leading to a large, conservatory with doors to the rear garden. First floor accommodation comprises master bedroom, bedroom two, bedroom three and a good size family bathroom with separate WC. Second floor accommodation comprises bedroom four and a family bathroom accessed via the second floor landing. The lovely rear garden is approximately 90ft in depth, secluded and surrounded with mature tree and shrub borders with access to the garage from the rear garden.

The property is conveniently located for Chingford station (TFL zone 5) and Highams Park (TFL zone 4) providing direct access into the City, London Liverpool Street is only 25 minutes away. It is also within walking distance of Station Road with its array of restaurants, bars, cafe's and amenities.

This attractive 1930's style property is located in a sought after area with a strong family presence and community spirit with very accommodating neighbours. There are excellent primary and secondary schools nearby, both state and private, Chingford Foundation Sixth Form College which falls within the catchment area is currently rated outstanding by Ofsted.

Strictly by appointment only. Please call vendors sole agent Coultons on 020 80900 860 to arrange a viewing appointment

### ENTRANCE

Via Double glazed door

### ENTRANCE HALL

Stair flight to the first floor, single glazed window to the front, radiator, understairs storage cupboard, doors to reception room one, dining room and kitchen.

### RECEPTION ROOM

Double glazed bay fronted window to the front aspect with double bay radiator, feature fireplace with gas fire. Carpet flooring

### DINING ROOM

French doors to the conservatory, radiator, carpet flooring.

### KITCHEN

The kitchen comprises of both wall and base units, gas cooker, ceramic sink unit with mono bloc taps, part tiled walls, space for fridge-freezer.

### CONSERVATORY

Double doors and windows to the garden, wall mounted gas central heating boiler, plumbing for a washing machine and tumble drier. Tiled floor.

### FIRST FLOOR LANDING

Carpet flooring, doors to bedrooms 1,2,3 and family bathroom with separate WC. Stairs to 2nd floor.

### BEDROOM ONE

Double glazed bay window to the front, radiator

### BEDROOM TWO

double glazed windows to rear aspect, carpet flooring, radiator.

### BEDROOM THREE

Double glazed window to the front, radiator, carpet flooring.

### BATHROOM

The bathroom suite comprises of panelled bath with central monobloc tap and shower attachment, pedestal wash hand basin, radiator, frosted window to the rear, airing cupboard, fully tiled walls.

### SEPARATE WC

Low level wc, wall mounted wash hand basin, frosted window to the rear, part tiled walls.

#### BEDROOM FOUR

Windows to the rear, radiator,

#### SHOWER ROOM

Shower cubicle, vanity wash hand basin, low flush wc, fully tiled, window to the rear.

#### REAR GARDEN

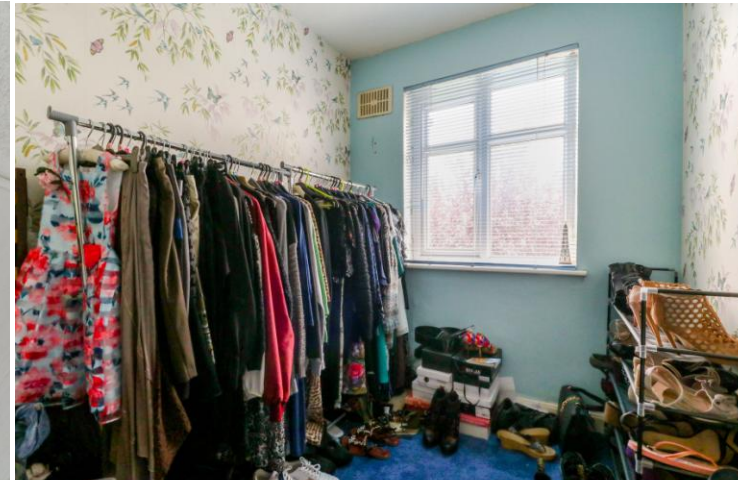
Part paved, mainly laid to lawn with mature shrub borders, outside lighting and cold water tap, door to garage. circa 90FT

#### GARAGE

Access via driveway, up and over door, lighting and power. Circa 20FT







# Tenure

Freehold

# Dale View Crescent, Chingford, E4

APPROX GROSS INTERNAL FLOOR AREA: 1357 sq. ft / 126 sq. m not incl Garage

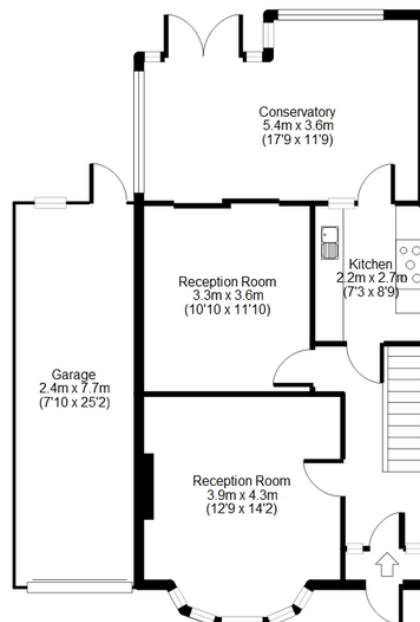
# Council Tax Band

E

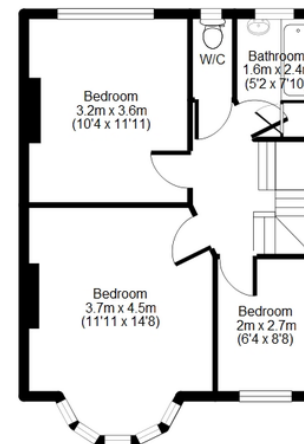
# Viewing Arrangements

Strictly by appointment

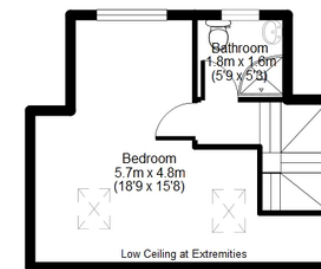
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor

For identification purposes only  
Measurements are approx and not to scale



**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.