



Coultons
FOR SALE
020 8090 0860
www.coultons.co.uk

Dale View Crescent, North Chingford, E4 6PQ

ASKING PRICE
£720,000

 **Coultons**

PROPERTY SUMMARY

Coultons are delighted to offer this three bedroomed semi detached family home located on the ever popular and much sought after Dale View Crescent.

This property has immense potential as planning permission has been obtained by the present owner for a double story wrap around extension making this the ideal buy for a family looking to put their own stamp on it. The ground floor accommodation comprises of a 27' through lounge and kitchen, both overlooking the lovely garden.

First floor accommodation comprises three bedrooms and a spacious family bathroom. The loft is large offering excellent scope for a loft conversion subject to the usual planning consents. The lovely rear garden is approximately 85ft in depth offering a large patio seating area and low maintenance artificially grassed lawn with a walkway to a large insulated outbuilding which is a great addition to the house.

The property is located within walking distance of Highams Park (TFL zone 4) and Chingford station (TFL zone 5) 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, cafes 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 an private, Chingford Foundation Sixth Form College which falls within the catchment area is currently rated outstanding by Ofsted.n.

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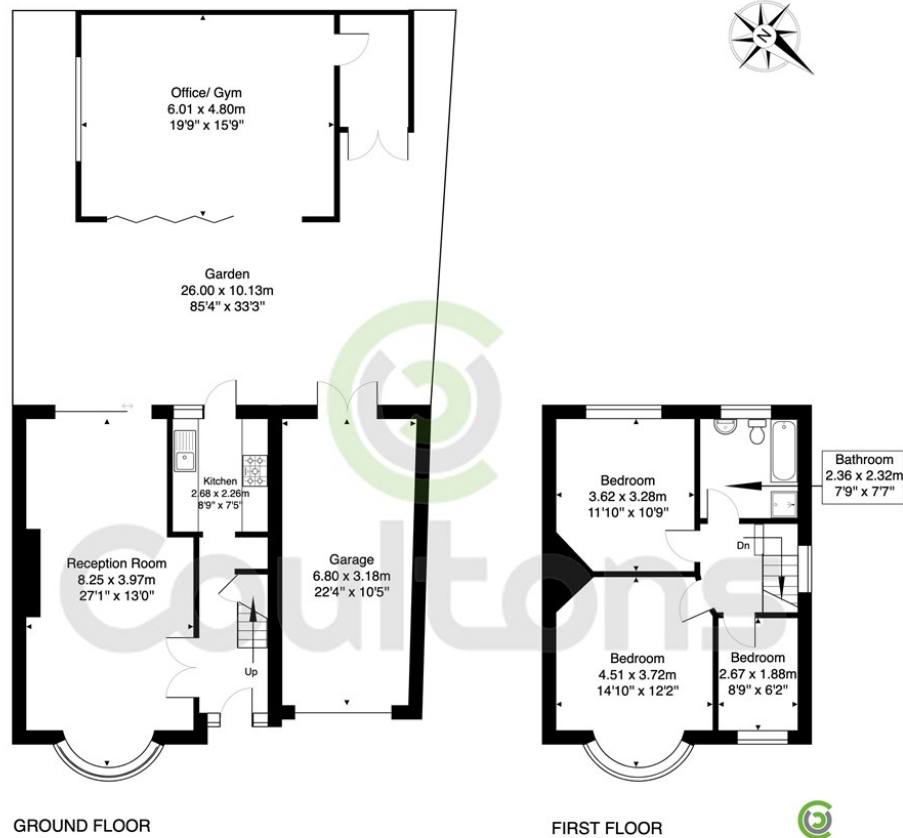
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Dale View Crescent- E4

Approximate Gross Internal Area 108.4 m² ... 1166 ft² (excluding garden, office and gym)



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.
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LOCAL AUTHORITY
Wandsworth Borough Council

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 74 |
| (55-68) D | | | |
| (39-54) E | | 50 | |
| (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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