



CHURCHILL
estates



Chalgrove Crescent, Clayhall

Guide Price £775,000

Tenure : Freehold

Floor Area : 1302.00 sq ft

Local Authority : Redbridge

Council Tax Band : E

Bedrooms : 3

Receptions : 1

Bathrooms : 2



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Guide Price £775,000 - £800,000

Welcome to Chalgrove Crescent, Clayhall - a charming semi-detached house nestled in a sought-after location. This delightful property boasts a spacious 1,302 sq ft of living space, perfect for a growing family.

As you step inside, you are greeted by a warm and inviting atmosphere with a open double reception/dining room, ideal for entertaining guests or relaxing with your loved ones. The kitchen offers plenty of storage space, centre island and access to a convenient utility room. With three cosy bedrooms and two bathrooms, there is ample space for everyone to enjoy their own privacy.

One of the highlights of this home is the beautifully maintained west-facing garden, complete with mature borders, offering a tranquil retreat where you can unwind after a long day. The property also features a convenient downstairs WC and shower room, off-street parking for multiple cars, and an attached garage, providing both comfort and practicality. If desired, there is further potential to extend STPP.

Families will appreciate the proximity to outstanding primary and secondary comprehensive schools within a mile radius, as well as excellent grammar schools nearby. For commuters, easy access to central London is provided by nearby central line stations like South Woodford and Redbridge, both just over a mile away.

Don't miss this fantastic opportunity to own a piece of history in a desirable location with great potential for personalisation. Book a viewing today and envision the endless possibilities this lovely home has to offer.

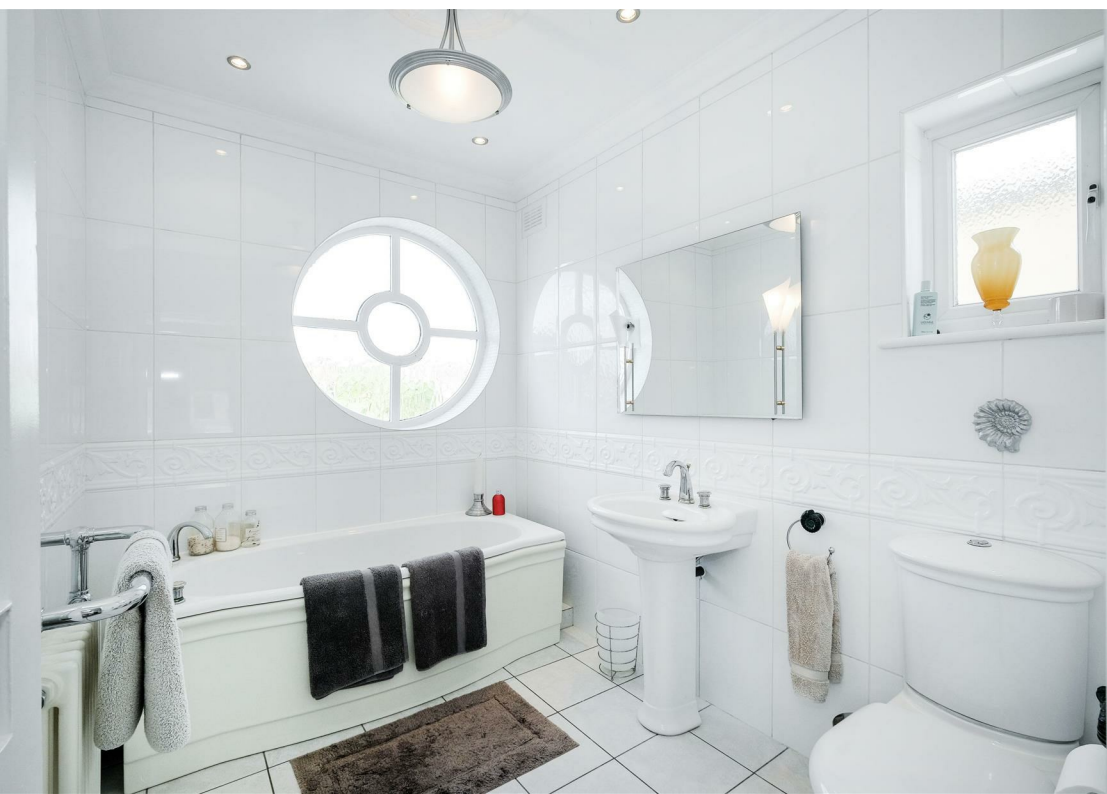




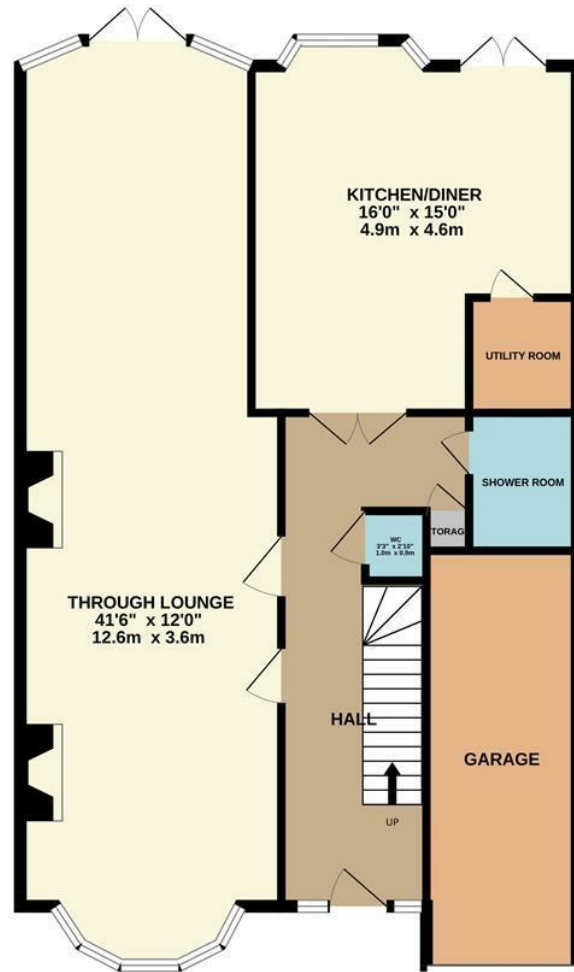


- Three Bedroom Semi-Detached Home
- Beautifully Maintained West Facing Garden With Mature Borders
- Attached Garage
- Large Through Lounge/Dining Room
- Approx 1 mile to entral line stations like South Woodford and Redbridge
- Two bathrooms Including Downstairs Shower room & WC
- Off Street Parking for Multiple Cars
- Potential to Extend Further STPP
- Close Proximity to Good Schooling
- Spacious Kitchen with Centre Island & Convenient Utility Room





GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1302sq.ft. (121.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Email buckhursthill@churchill-estates.co.uk

To view call **0208 504 2222**

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