



TOTAL FLOOR AREA: 1302sq ft (121.0 sq.m) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for general guidance only and should be used as a guide only. As to the accuracy of the figures, the agent makes no guarantee.

Council: Redbridge | Council Tax Band: E | Floor Area: 1302.00 sq ft

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



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

CHURCHILL
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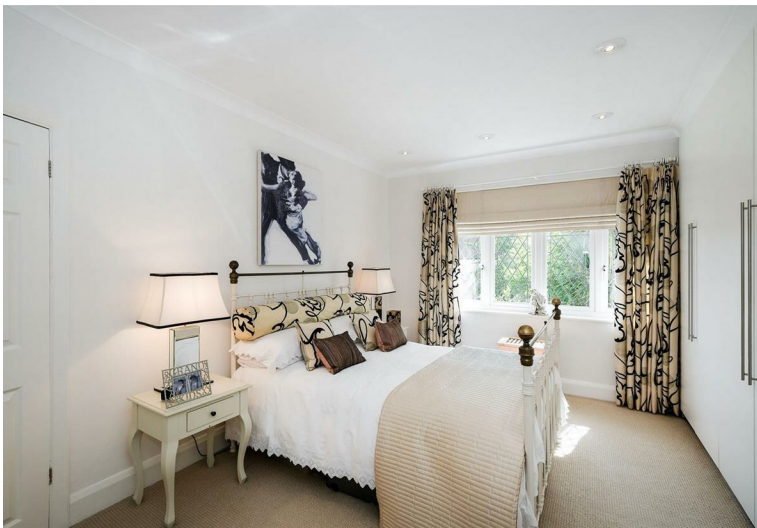
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Chalgrove Crescent, Clayhall, IG5 0LX
Guide Price £750,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 2



Request a Viewing: **0208 504 2222** Email: **buckhursthill@wearechurchills.co.uk**



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.

