



TOTAL FLOOR AREA: 1203 sq.ft. (111.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floor, wall, ceiling, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown here are not guaranteed and no guarantee as to their operability or efficiency can be given.
Made with Blueprints 12/24

Council: Waltham Forest Council | Council Tax Band: D | Floor Area: 1203.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		G
(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.

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Brook Crescent, Chingford, E4 9ES
Asking Price £575,000 Freehold

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



Request a Viewing: **020 8524 0000** Email: **southchingford@wearechurchills.co.uk**



Nestled in the desirable area of Brook Crescent, Chingford, this charming three-bedroom family house offers a perfect blend of comfort and convenience. Spanning an impressive 1,203 square feet, the property features two spacious reception rooms, ideal for both relaxation and entertaining guests.

The fitted kitchen is well-equipped, making meal preparation a delight, while the ground floor cloakroom adds an extra layer of practicality for family living. The house is thoughtfully designed to cater to the needs of modern families, providing ample space for everyone to enjoy.

One of the standout features of this property is the off-street parking, a rare find in London, ensuring that you have a secure place for your vehicle. Additionally, the location is superb, with Chingford Mount shops just a stone's throw away, offering a variety of amenities for your daily needs. The area is well-served by major bus routes, making commuting and exploring the city effortless.

Families will appreciate the proximity to Larkwood School, which is within walking distance, providing an excellent educational option for children. This property is not just a house; it is a home that offers a wonderful lifestyle in a vibrant community. Whether you are looking to settle down or invest, this three-bedroom family house is a fantastic opportunity not to be missed.

