



Reception
26'6" x 12'4"

Kitchen
12'2" x 7'1"

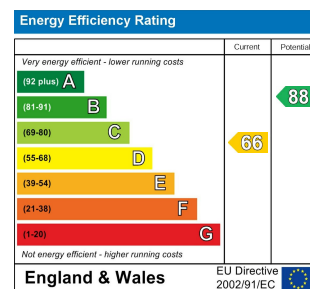
Bedroom
14'1" x 12'2"

Bedroom
11'11" x 10'8"

Bedroom
8'8" x 6'4"

Bathroom
7'10" x 7'8"

Garden
68'10" x 49'2"



DALE VIEW GARDENS, CHINGFORD Offers In Excess Of £625,000 Freehold 3 Bed House - End Terrace



Features:

- Three Bedroom House
- Semi Detached 1930's
- Short Walk to Chingford Station
- Approx. 958 Square Foot
- Chain Free
- Large Corner Plot
- Potential to Extend (STPP)
- Side Access
- Short Walk to Epping Forest
- Quiet Cul De Sac

This smartly laid-out three-bedroom semi-detached home is set in a peaceful location on a quiet cul-de-sac, within easy access to both Chingford and Highams Park, as well as the glorious woodlands of Epping Forest.

Coming in at a pleasing 958 square foot - with the potential to extend things further, it offers a huge rear garden with side access, while inside you'll find a double reception and separate kitchen, as well as a first floor bathroom. It's on the market chain-free too.

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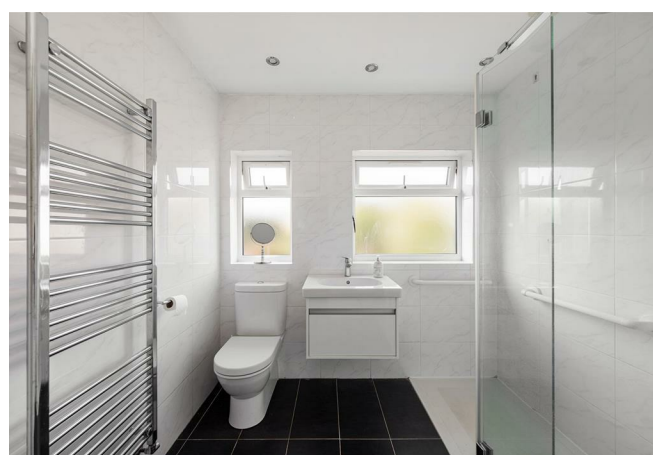
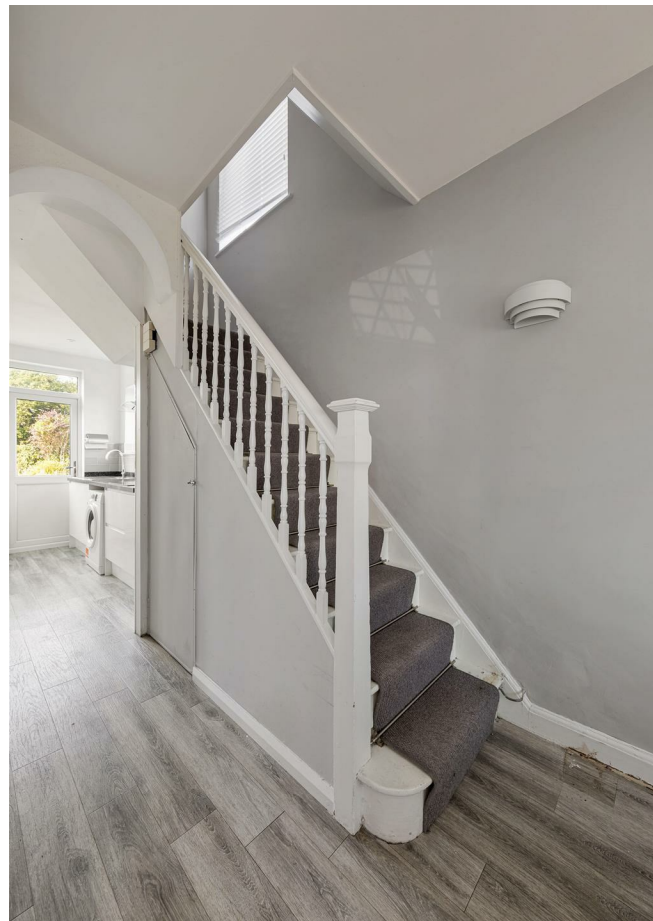
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REQUEST A VIEWING
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IF YOU LIVED HERE...

You'll love the balanced design of your classically 1930s home. Every inch has been smartly optimised, and there's even the potential to extend, which could be a fantastic opportunity for you to weave in your own creative plans and build a dream home for your family.

Your dual aspect reception room is flooded with natural light, which showcases the lovely features such as the ornate beading and the charming fireplace alcove. The neutral palette presents an excellent blank canvas, and you'll enjoy the benefit of it being open plan, while still being able to divide living areas. When it's warm enough, you'll love flinging open the doors and making the most of your epically-sized garden, which has side access and a wonderful amount of leafy foliage.

The kitchen is smart and modern with plenty of storage, as well as access to the garden. Meanwhile, on the first floor, you'll find three bedrooms - the larger two have custom storage, and the small one could make a perfect office or nursery. As for the bathroom, it's all contemporary with a walk-in shower.

As for beyond, you've also got the vast woodlands of Epping Forest nearby, while Chingford station is 1.2 miles away, where you can whizz into Liverpool Street on the Overground in half an hour (one of the reasons this area is so popular).

Chingford itself has a thriving food and drink scene. You'll find brilliantly authentic Thai food at the Rusty Bike pub, or head upstairs there for Sushi Monster, a restaurant where fresh Japanese food is served on miniature trains - a delight for all ages. Wilsons fish and chips, which has been keeping customer happy for almost a hundred years, is another great option.

As well as being so close to Epping Forest, you'll find Pimp Hall Park a short distance away, which has been home to some great event. You're also less than 0.5 mile from Ridgeway Park, home to the Chingford & District Model Engineering Club, where members of the public can ride on the model railway on Sundays.

WHAT ELSE?

- Parents will be pleased to know that there are some fantastic primary and secondary schools in the area - one of the reasons why Chingford is so popular with young families. The fact that you're in a cul-de-sac is another big plus for youngsters.
- Drivers can be on the M25 or North Circular in around 10 minutes.
- How about making your new local the Larkshall? This grand pub partially dates back to the 16th Century, making it one of the oldest in the area. It's 13 mins away.



A WORD FROM THE EXPERT...

I enjoy the outdoors as well as the hustle and bustle of the city, so Chingford is the perfect spot. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. The amazing transport links can take you into the city in less than half hour. With Chingford Mount and North Chingford to choose from for a pub, restaurant and café means you're spoilt for choice. The Rusty Bike is a personal favourite to grab some Thai food, have a beer or the watch sports.

The Kings Head is great for Weekends. The beer garden is perfect in the summer and in the colder months you can warm up inside with a roast dinner. The diversity of the locals is what makes Chingford great - there are loads of international takeaway restaurants and supermarkets, where I'm constantly discovering new tastes and flavours.

The perfect evening spot for dog walking is Yates Meadow, where you can see across the city vista for miles. The tranquillity of the hills with the high-rise buildings in the distance creates a juxtaposition that feels really special.

Chingford has something to offer for almost every buyer. From stunning period properties overlooking golf courses or Epping Forest. To brand-new builds perfect for getting on to the property ladder for first time buyers.

WILL TURNER
ASSISTANT BRANCH MANAGER

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