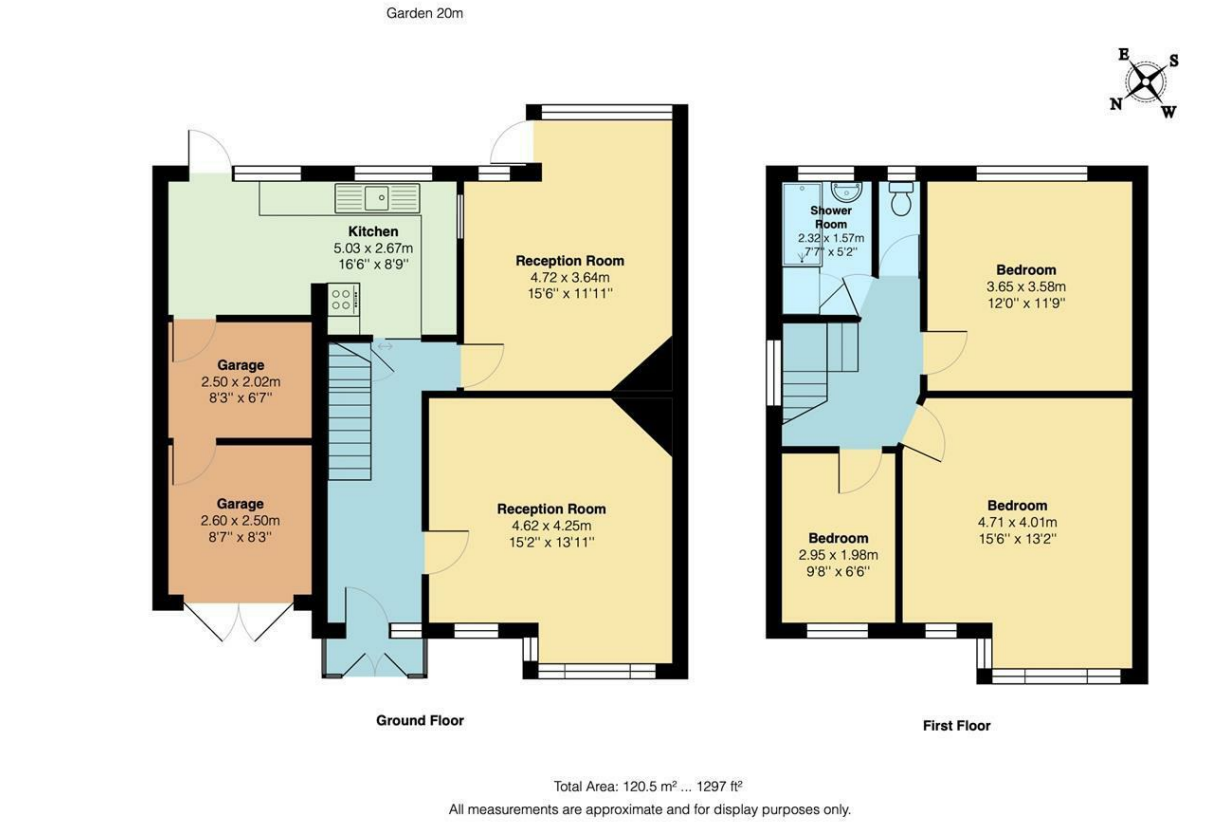




DALE VIEW GARDENS, CHINGFORD
Offers In Excess Of £675,000 Freehold
3 Bed House - Semi-Detached



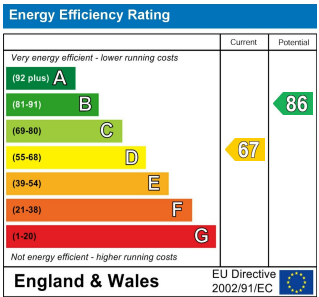
Features:

- Three Bedroom House
- 1930's Semi Detached
- Easy Access to Chingford and Highams Park
- Chain Free
- Approx. 1297 Square Foot
- Potential to Extend (STPP)
- Private Driveway
- Circa 66 Foot Rear Garden
- 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 almost 1300 square foot - with the potential to extend things further, it offers a large rear garden with garage and driveway, while inside you'll find two receptions and separate kitchen, as well as a first floor bathroom. It's on the market chain-free too.

REQUEST A VIEWING
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IF YOU LIVED HERE...

This is a classic layout for a typical 1930's 3 bedroom semi-detached house retaining most of its original features, but with the addition of an extension to the kitchen located behind the garage. There is tremendous potential to update and extend the property to the rear and above the garage to build a dream home for your family.

Your front reception room is flooded with natural light, which showcases the lovely features such as the mantelpiece. The neutral palette presents an excellent blank canvas, and you'll enjoy the benefit of having a second reception at the rear - almost a mirror image, but this time offering garden access. Coming in at 66 foot, this leafy space is a peaceful haven, with a lush lawn, plenty of rich foliage and rustic-style patio.

The kitchen is smart with plenty of storage, as well as access to your spacious garage. Meanwhile, on the first floor, you'll find three bedrooms, plus a family bathroom with a shower and separate WC.

As for beyond, you've also got the vast woodlands of Epping Forest nearby, while Chingford station is 1.1 miles away, where you can whizz into Liverpool Street on the Overground in less than 30 mins (one of the reasons this area is so popular).

Chingford itself has a thriving food and drink scene. Royal Forest was recently taken over by Raymond Blanc's Heartwood Collection as part of a multi-million pound refurbishment. London's oldest Thai restaurant, Patpong Thai is another favourite with the locals, while the Vogue-endorsed Gina is the latest hot spot to be seen at.

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 events. 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 love the outdoors as much as the buzz of the city, so Chingford is perfect for me. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away, while great transport links take you into the city in under half an hour. Switching between Chingford Mount and North Chingford for a pub, café or takeaway means I'm spoilt for choice. I often meet friends and family at The Rusty Bike for Thai food, a wide beer selection or a game of football. Weekends are for the Kings Head, with its sunny beer garden and cosy roasts in winter. Travelling between appointments is a joy thanks to the friendly community, you're often greeted with a smile. The area's diversity makes it special, with international takeaways and supermarkets offering new tastes to discover. Evenings are for dog walks at Yates Meadow, where peaceful hills meet city skylines. Chingford really does offer something for everyone, and it's more affordable than most of London.

WILL TURNER
E4 ASSISTANT BRANCH MANAGER

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Reception Room
15'1" x 13'11"

Reception Room
15'5" x 11'11"

Kitchen
16'6" x 8'9"

Bedroom
9'8" x 6'5"

Bedroom
15'5" x 13'1"

Bedroom
11'11" x 11'8"

Shower Room
7'7" x 5'1"

Garden
65'7"

Garage
8'2" x 6'7"

Garage
8'6" x 8'2"



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