



**BOWDEN  
BRADLEY**



**32 Chalgrove Crescent**  
Clayhall, IG5 0LU

**Guide price £575,000**





## 32 Chalgrove Crescent

, Clayhall, IG5 0LU

Guide Price £575,000 - £600,000 - NO ONWARD CHAIN - Welcome to this immaculate three-bedroom semi-detached house nestled in the desirable locale of Clayhall. Boasting a prime location this residence offers the epitome of modern family living.

Upon entry, you are greeted by a recently renovated kitchen/diner, the heart of the home, exuding contemporary charm and functionality, catering to practical family needs.

Moving through, the spacious and airy living areas lead seamlessly to a large mature garden, providing an idyllic setting for outdoor gatherings, playtime, and relaxation. The ample off-road parking caters to multiple vehicles, ensuring convenience for homeowners and visitors alike.

Upstairs, the accommodation comprises three well-appointed bedrooms, ideal for a growing family. A modern first-floor bathroom and a separate shower cubicle offer convenience and luxury for everyday living.

Situated in proximity to sought-after schools such as Beal, this property presents an excellent opportunity for families looking to establish roots in a thriving community. With its flawless presentation, versatile living spaces, and convenient amenities, this home in Clayhall embodies the essence of comfortable, contemporary living. Don't miss the chance to make it yours and create cherished memories for years to come.







Porch

Living Room  
17'9 x 16'11 (5.41m x 5.16m)

Kitchen/Diner  
19'9 x 11'6 (6.02m x 3.51m)

Landing

Bedroom  
11'9 x 11'6 (3.58m x 3.51m)

Bedroom  
13'8 x 10'0 (4.17m x 3.05m)

Bedroom  
10'2 x 7'5 (3.10m x 2.26m )

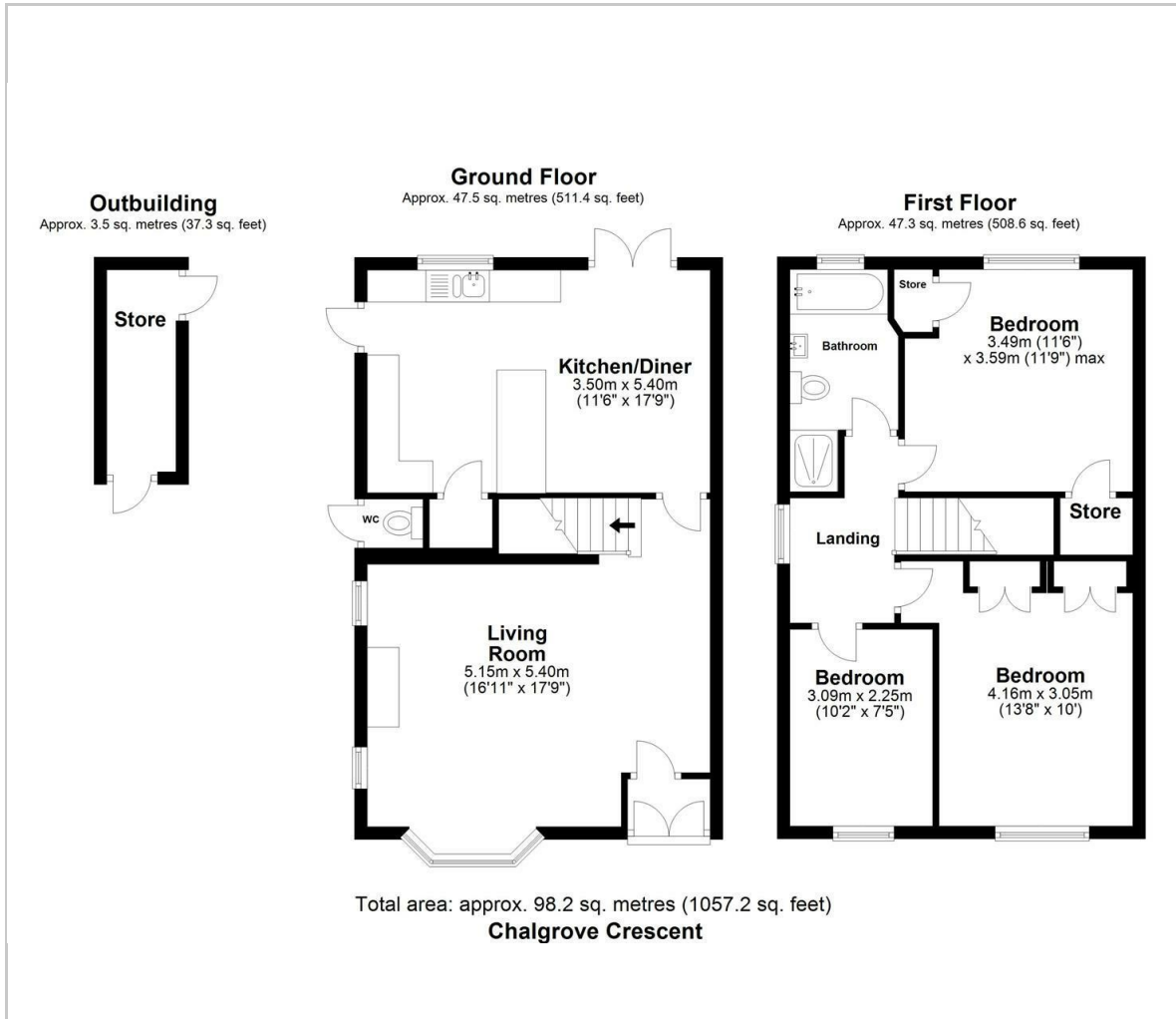
Bathroom

Garden

Store



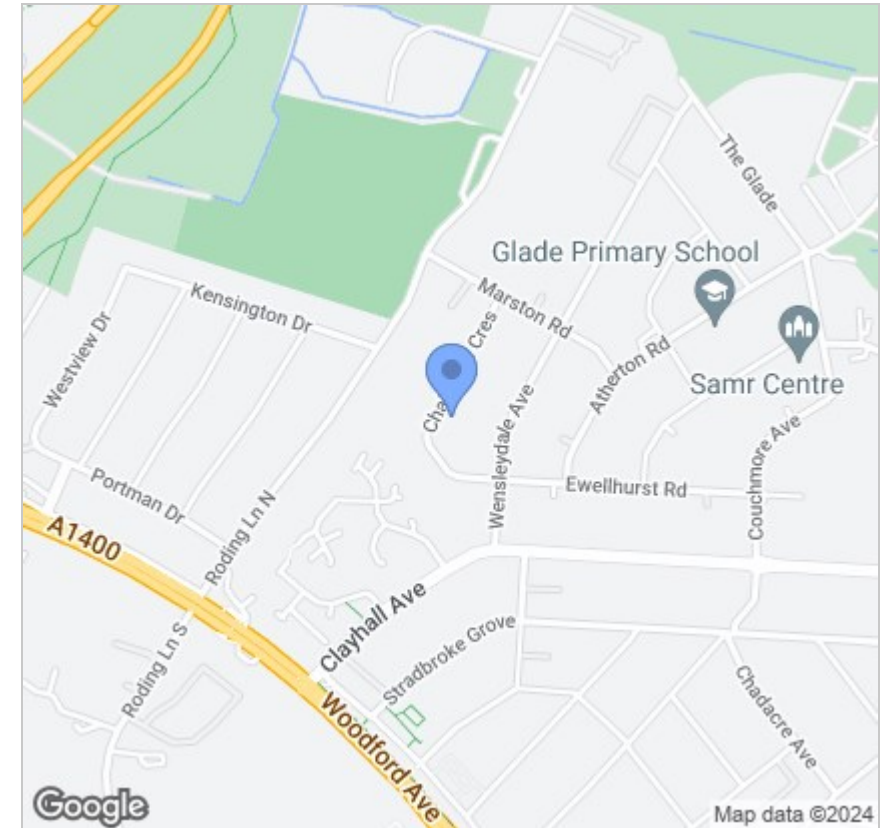
## Floor Plan



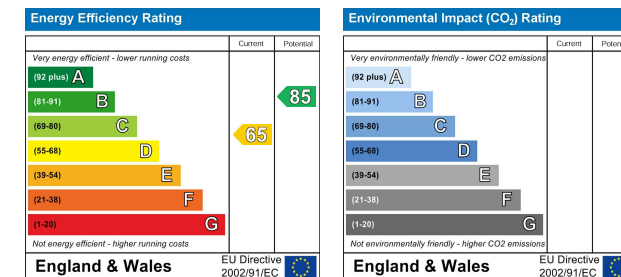
## Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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