



**BOWDEN  
BRADLEY**



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

**Price £700,000**



## 36 Chalgrove Crescent

, Clayhall, IG5 0LU

In the charming Chalgrove Crescent in Clayhall, this exquisite four-bedroom semi-detached house is a true gem. This property has been meticulously maintained and is presented in immaculate condition throughout, making it an ideal choice for families seeking a comfortable and stylish home.

As you step inside, you are greeted by a stunning kitchen and family area that serves as the heart of the home. This spacious and inviting space is perfect for both entertaining guests and enjoying family time. The well-designed layout ensures that every room feels generous and airy, providing ample space for relaxation and daily living.

The property boasts four well-proportioned bedrooms, with the main bedroom featuring a convenient ensuite bathroom, adding a touch of luxury to your daily routine. Each room is designed to offer comfort and tranquility, making it easy to unwind after a long day.

One of the standout features of this home is the beautifully landscaped rear garden, which provides a serene outdoor retreat. Whether you wish to host summer barbecues or simply enjoy a quiet moment in nature, this garden is sure to impress. Additionally, off-road parking is available, adding to the convenience of this lovely property.

Situated close to highly sought-after schools, this home is perfectly positioned for families looking to provide their children with an excellent education. With its combination of modern living, spacious interiors, and a prime location, this property is not to be missed. Come and experience the charm of Chalgrove Crescent for yourself.

Bowden Bradley Estate Agents are the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

### Front

Hallway  
16'2" x 4'3" (4.93 x 1.32)

Living Room  
14'7" x 12'5" (4.45 x 3.81)

Utility  
2'7" x 7'6" (0.81 x 2.31)

WC  
2'7" x 3'8" (0.79 x 1.12)

Kitchen  
10'9" x 17'1" (3.28 x 5.23)

Dining Room  
10'4" x 16'7" (3.15 x 5.08)

Landing





Bedroom  
13'1" x 11'3" (3.99 x 3.45)

Bedroom  
11'8" x 11'5" (3.56 x 3.48)

Bedroom  
10'0" x 7'4" (3.05 x 2.24)

Bathroom  
8'7" x 5'6" (2.64 x 1.68)

Bedroom  
16'9" x 13'5" (5.11 x 4.11)

Shower Room  
6'3" x 5'6" (1.91 x 1.68)

Garden



BB  
BOWDEN  
BRADLEY

BB  
BOWDEN  
BRADLEY

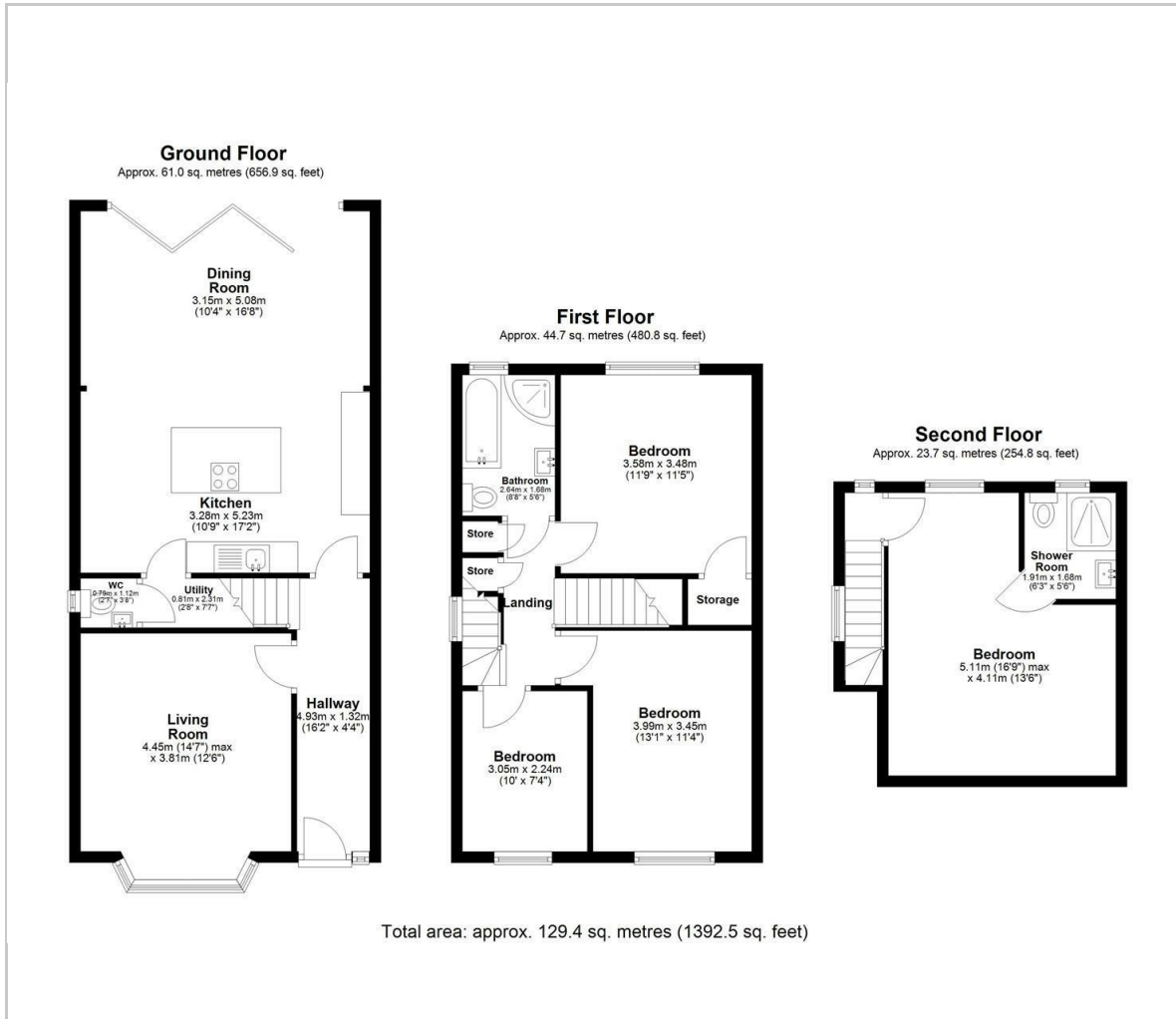
BB  
BOWDEN  
BRADLEY

BB  
BOWDEN  
BRADLEY

BB  
BOWDEN  
BRADLEY

BB  
BOWDEN  
BRADLEY

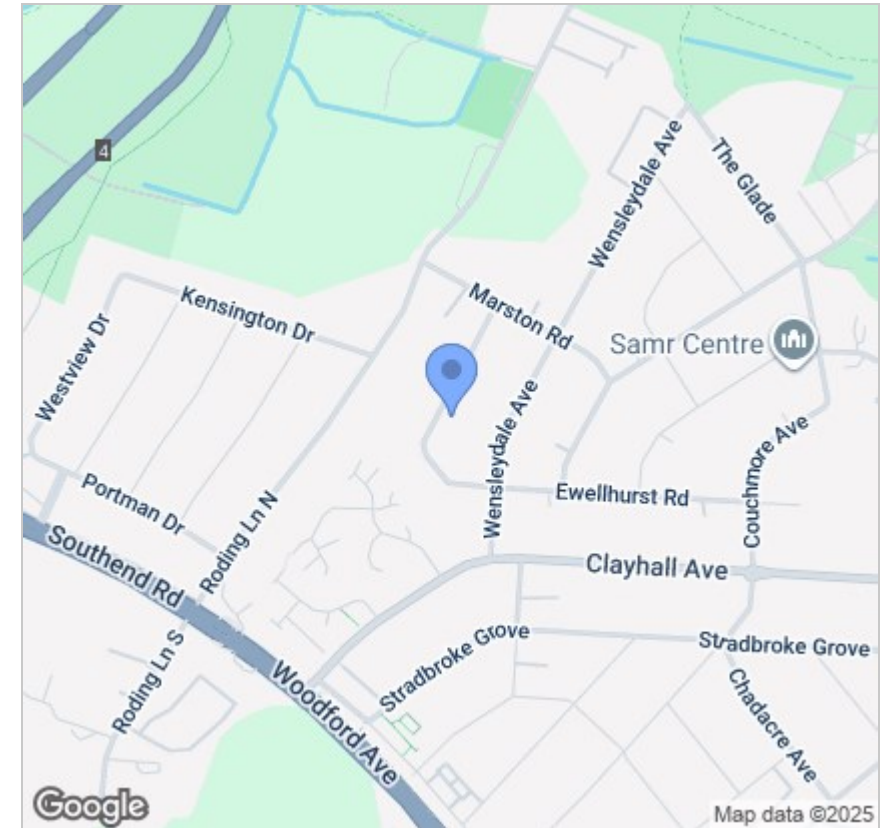
## Floor Plan



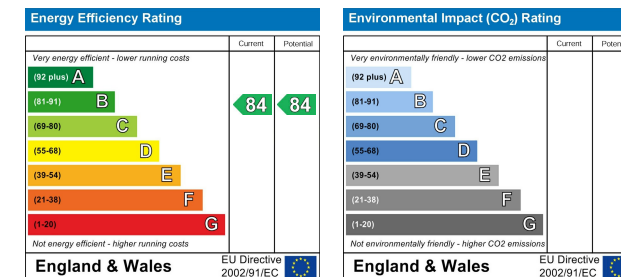
## Viewing

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Bansal House Bracken Industrial Estate, 185 Forest Road, Hainault, Essex, IG6 3HX  
Tel: 0208 0593 593 Email: info@bowdenbradley.co.uk