



Chalgrove Crescent | | Ilford | IG5 0LX  
Guide Price £900,000-£1,000,000

**bear**  
*Estate Agents*

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New to the market, Bear Estate Agents proudly presents Chalgrove Crescent, a captivating four-bedroom detached family home situated on a generously sized plot, offering exciting potential for further extension (subject to local planning permissions). Tucked away in an idyllic setting, families will appreciate the proximity to outstanding primary and secondary comprehensive schools within a mile radius, as well as excellent grammar schools nearby. For commuters, easy access to central London is provided by nearby central line stations like South Woodford and Redbridge, both just over a mile away.

Spanning over 2,400 sq. ft. across two floors, this remarkable home boasts a welcoming entrance hall leading to a spacious dual aspect lounge diner, ideal for family gatherings, measuring an impressive 46.1ft x 15.7ft. A separate study and downstairs WC enhance the home's practicality, while the large kitchen diner overlooks the picturesque rear garden, perfect for entertaining. Upstairs, four generously sized double bedrooms, including an ensuite to the master, cater to the needs of the whole family. With deep foundations in place for the first-floor rear extension, there is potential for further expansion at the rear. A three-piece family bathroom completes the upper level.

Externally, the property boasts a sprawling garden featuring a decommissioned pool, lush lawn, and coniferous privacy, creating an ideal setting for alfresco dining and outdoor enjoyment. A charming summer house equipped with a changing room, shower, WC, and plant room adds convenience and versatility to the outdoor space. To truly grasp the essence of this substantial home and its desirable location, an internal viewing is highly recommended. Contact our office today to arrange a viewing.

- 1.5 Miles From South Woodford Station Providing Direct Routes Into London
- Catchment To Outstanding Primary And Secondary Schools
- Spanning Over 2400 sq ft Of Living Space
- Extended
- Potential To Extend STPP
- De-Commissioned Pool
- Large South Backing Rear Garden
- Ample Off Street Parking
- Dual Aspect Lounge/Diner Measuring 46'1"ft x 15'7"ft
- Four Bedroom Fully Detached Home

**Frontage**  
Property is approached by an independent block pave driveway with off street parking for four vehicles and there is access to the rear garden via the side and access to the integral double garage.

**Entrance Hall**  
7'6" x 7'1" (2.29 x 2.18)  
Property is entered by two double UPVC doors and you are then greeted by the entrance hall which has oak floors throughout, smooth ceilings with coving to ceiling edge, pendant ceiling light, wall mounted radiator, power points, a door into the living area and an integral door into the double garage.





**Garage**

14'2" x 10'8" (4.32 x 3.26)

Power, space for storage, lighting and can fit approximately one vehicle

**Dual Aspect Lounge/Diner**

46'1" x 15'7" (14.07 x 4.77)

Oak floors throughout, smooth ceilings with inset centre ceiling spotlights, double glazed bay window to the front aspect, double glazed bay window to the rear aspect with French doors leading onto the rear garden, plenty of power points, smooth ceilings, coving ceiling edge with inset spotlights, space for storage, door into the study area and the kitchen diner.

**Study**

11'5" x 4'9" (3.48 x 1.46)

Oak floors, smooth ceilings with inset spotlights, wall mounted radiator, power points, space for storage, integrated storage cupboard and an obscure double glazed window to the side aspect.

**Downstairs WC**

Comprises of a two piece suite with a WC, pedestal sink, wood effect floors, smooth ceilings with coving ceiling edge and inset spotlights,

**Kitchen/Diner**

16'1" x 18'4" (4.92 x 5.59)

Tiled floors, tiled surrounds, smooth ceilings with inset center ceiling spotlights, coving to ceiling edge, double glazed window facing the rear aspect, double glazed courtesy door leading onto the rear garden, door into boiler room and space for storage.



The kitchen comprises of a range of custom made Ash, eye and base level units with roll top work surfaces incorporating a sink, space for a range cooker with extractor fan above, integrated dishwasher, space for an American fridge freezer and PowerPoints.

**First Floor Landing**

18'7" x 6'11" (5.67 x 2.11)

Carpet throughout, smooth ceilings with coving to ceiling edge, power points, loft access via pull down ladder, radiator, obscure windows to side aspect and loft access.

**Bedroom One**

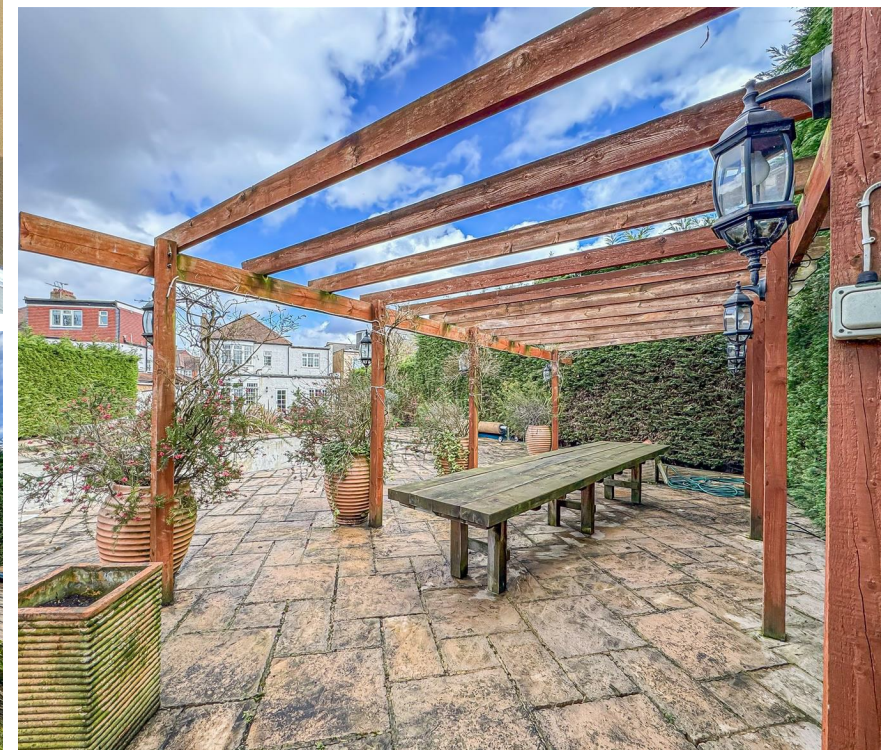
17'4" x 11'4" (5.29 x 3.47)

Wood effect floors throughout, coving to ceiling edge with inset spotlights, double glazed bay window to the rear aspect, power points, space for storage, integrated storage and doors into the ensuite.

**En-suite**

9'10" x 16'10" (3.01 x 5.15)

Tiled floors, tiled surrounds, smooth ceilings with inset spotlights, obscure double glazed window to the rear aspect, wall mounted chrome heated towel rail and comprises of a three piece suite with a walk in shower, WC and a vanity sink unit.



**Bedroom Two**

14'0" x 11'4" (4.29 x 3.47)

Wood effect floors throughout, integrated storage, power points, space for storage, double glazed bay window to the front aspect, radiator, power points, smooth ceilings with coving to ceiling edge.

**Main Bathroom**

10'2" x 6'5" (3.1 x 1.96)

Tiled floors, tiled surrounds, smooth ceilings with inset spotlights, extractor fan, obscure double glazed bay window to the front aspect and comprises of a three piece suite with a walk in shower, sink, WC and a wall mounted heated towel rail

**Bedroom Three**

10'3" x 13'3" (3.13 x 4.06)

Wood effect floors, smooth ceilings with coving to ceiling edge, pendant ceiling light, integrated storage, radiator and power points

**Bedroom Four**

14'2" x 10'6" (4.33 x 3.21)

Carpet throughout, smooth ceilings with coving to ceiling edge, pendant ceiling light, double glazed bay window to the front aspect, integrated storage and power points.

**South Backing Rear Garden**

100ft (30.48mft)

Commences an immediate patio area with space for seating, brick wall surrounds, access via the side to the front aspect, outside kitchen barbecue with undercroft area, remainder of the garden is laid to lawn with a patio area at the rear with a decommissioned pool, outside seating area, conifers surrounding the rear garden giving you complete privacy, un-overlooked south backing rear garden, two large sheds/summer houses to remain, one housing a changing room shower and toilet and a pool boiler room.

**Summerhouse**

16'4" x 13'10" (4.99 x 4.24)

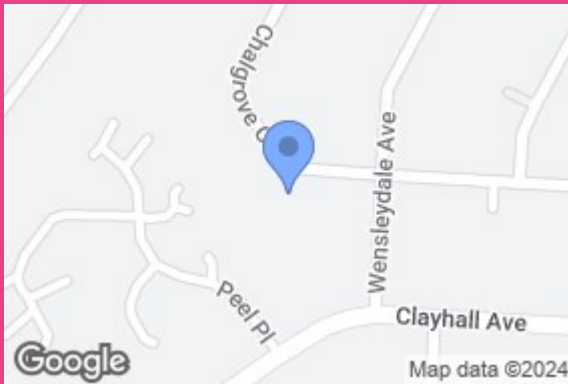
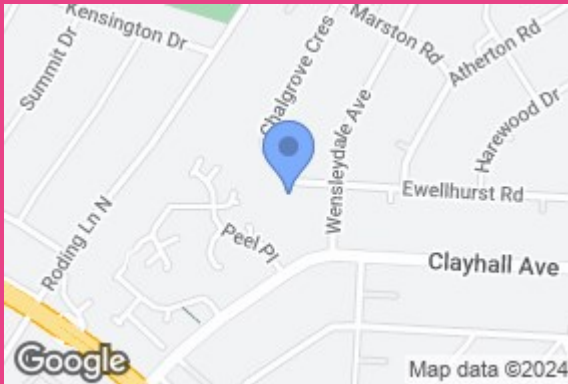
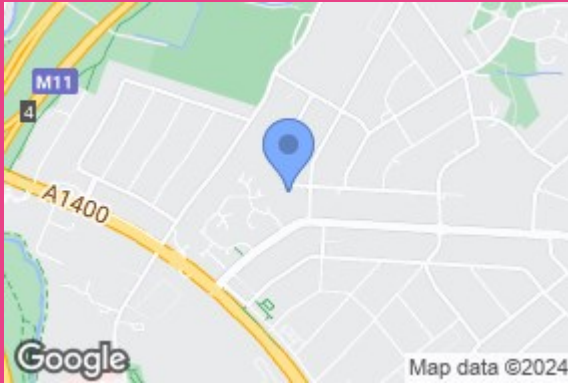
Power, served by mains water, electricity, gas waste to mains, space for storage, WC, Shower and changing room.

**Pool**

Heated swimming pool that is currently decommissioned but easily re-instated, pump filter and gas heater to remain and still functioning.

EPC: ORDERED

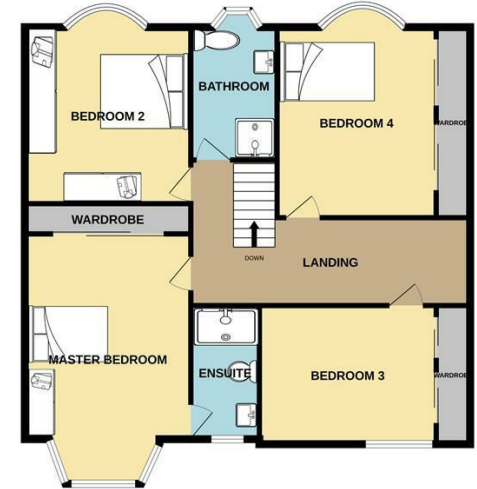




GROUND FLOOR  
1400 sq.ft. (130.0 sq.m.) approx.



1ST FLOOR  
1064 sq.ft. (98.8 sq.m.) approx.



TOTAL FLOOR AREA : 2464 sq.ft. (228.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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