



£825,000

TENURE : FREEHOLD

Dale View Crescent, Chingford, E4

Bedrooms : 4

Bathrooms : 3

Reception Rooms : 2

Four Spacious Bedrooms

Beautiful & Private West Facing Garden

Three Bathrooms

Off-Street Parking & Garage

Study/Home Office

Close to Good Schools and Transport

Gracechurch Property Services
 Ability House, 121 Brooker Road, Waltham Abbey, Essex, EN9 1JH
tom@gracechurch-property.co.uk | 02034180582
 Website: <http://gracechurch-property.co.uk> &
<http://gracechurch-unique.co.uk>



Located on the desirable Dale View Crescent in the heart of Chingford, this beautifully maintained family home combines character, comfort, and space, perfectly suited for modern family living.

The ground floor opens with a bright entrance hallway leading to a spacious dual-aspect reception room with a feature brick fireplace with wood burner, and a large bay window, ideal for relaxing or entertaining guests. A separate study provides a quiet retreat for working from home or quiet reading whilst overlooking the rear garden. To the rear, a well-proportioned kitchen/breakfast room offers ample storage, workspace, and a breakfast bar for dining, with doors opening out to the garden, perfect for summer entertaining. A convenient ground-floor shower room and integrated garage access add further practicality.

Upstairs, the property offers four well-proportioned bedrooms, including a principal bedroom with an en-suite, and a modern family bathroom serving the remaining rooms. The versatile layout makes this an ideal home for growing families or those seeking flexible room use, such as a guest bedroom or second study.

Outside, the private rear garden is a real highlight, beautifully maintained with a lawn, mature borders, and a patio area ideal for outdoor dining. To the front, a block-paved driveway provides off-street parking alongside the integrated garage.

Situated on one of Chingford's most popular residential roads, this property enjoys a peaceful setting while being just moments from local amenities. Epping Forest, Ridgeway Park, and Chingford Plains are all nearby for outdoor leisure, while Chingford Overground Station offers direct access to London Liverpool Street, making this a superb location for commuters. Families will appreciate the proximity to Ofsted-rated excellent and good local schools, including Yardley Primary, Chingford Foundation and Heathcote School & Science College.

This is a fantastic opportunity to secure a spacious, well-maintained home in one of Chingford's most desirable neighbourhoods.

Finer Details:

Semi-Detached

4 Bedrooms

2 Receptions

3 Bathrooms

Garage & Off-street parking

Freehold

Council Tax Band: E (£2783.79 p/yr)

Borough: Waltham Forest

Seller's situation: Have found

Services:

Mains water

Mains electricity

Mains drainage

Gas central heating

Log burner

Broadband coverage: Ultrafast: 1800 Mbps Download Speed (Ofcom)

Mobile signal/coverage: Available for all networks (Ofcom)

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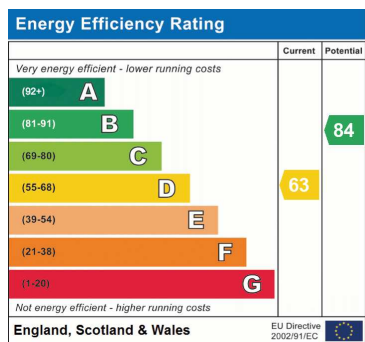
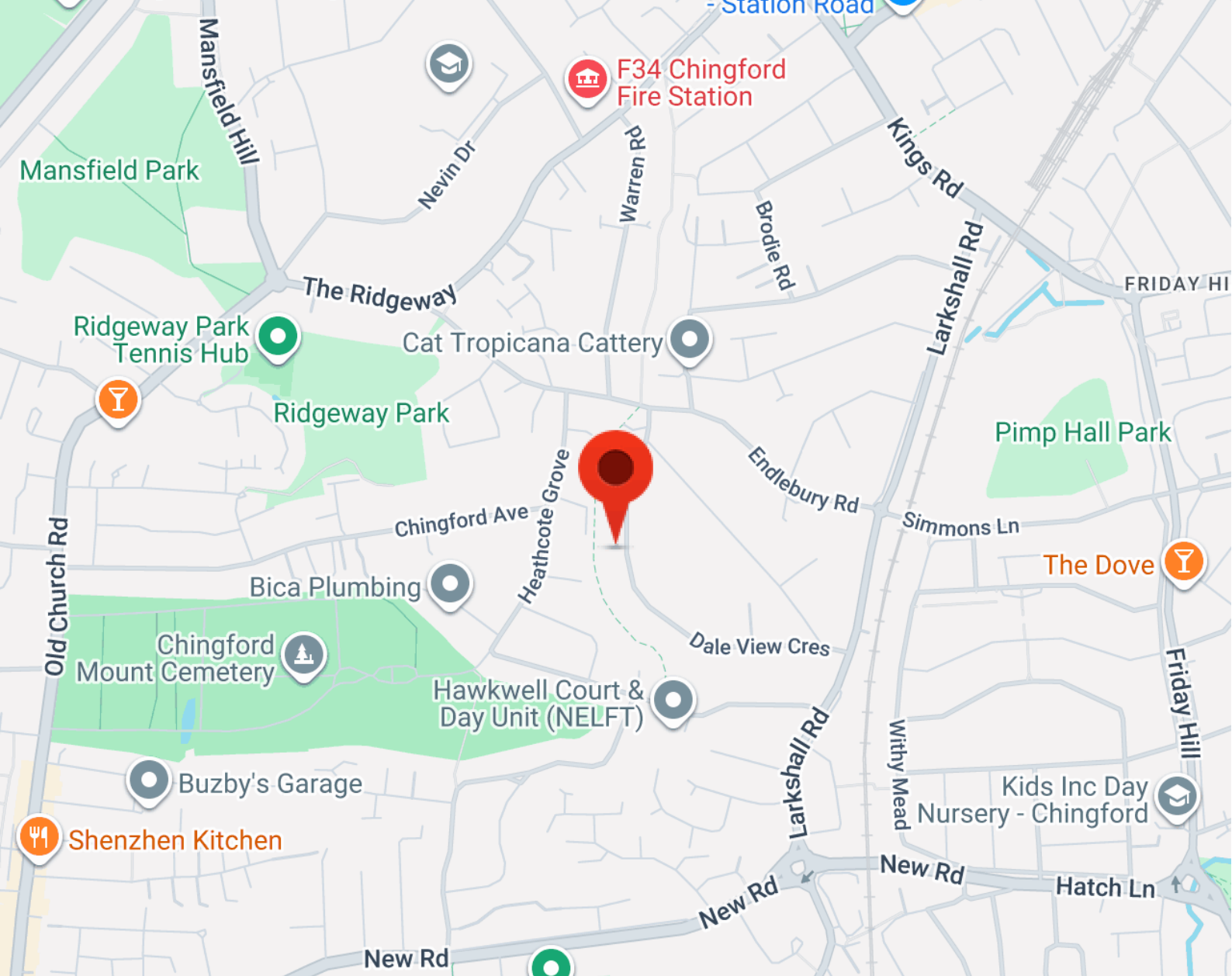
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The logo for Gracechurch Property Services features the word "GRACECHURCH" in a large, white, serif font, with "PROPERTY SERVICES" in a smaller, white, sans-serif font below it. The text is set against a dark green rectangular background.







Address: Dale View Crescent, Chingford, E4