

GRANGE CRESCENT,
CHIGWELL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Spacious four bedroom semi-detached property | Potential to extend and improve | Two generous reception rooms | Modern fitted kitchen | Detached garage & workshop | 80ft west facing rear garden | No onward chain | State and independent schools close by | Excellent location for the Central Line | EPC rating D67 / Council Tax band G

Guide Price
£850,000



Offering enormous potential to both extend and improve is this attractive Mock Tudor 1930's semi-detached property. The accommodation briefly features two spacious reception rooms, four bedrooms a modern fitted kitchen, 80ft west facing garden and a detached garage.

Location

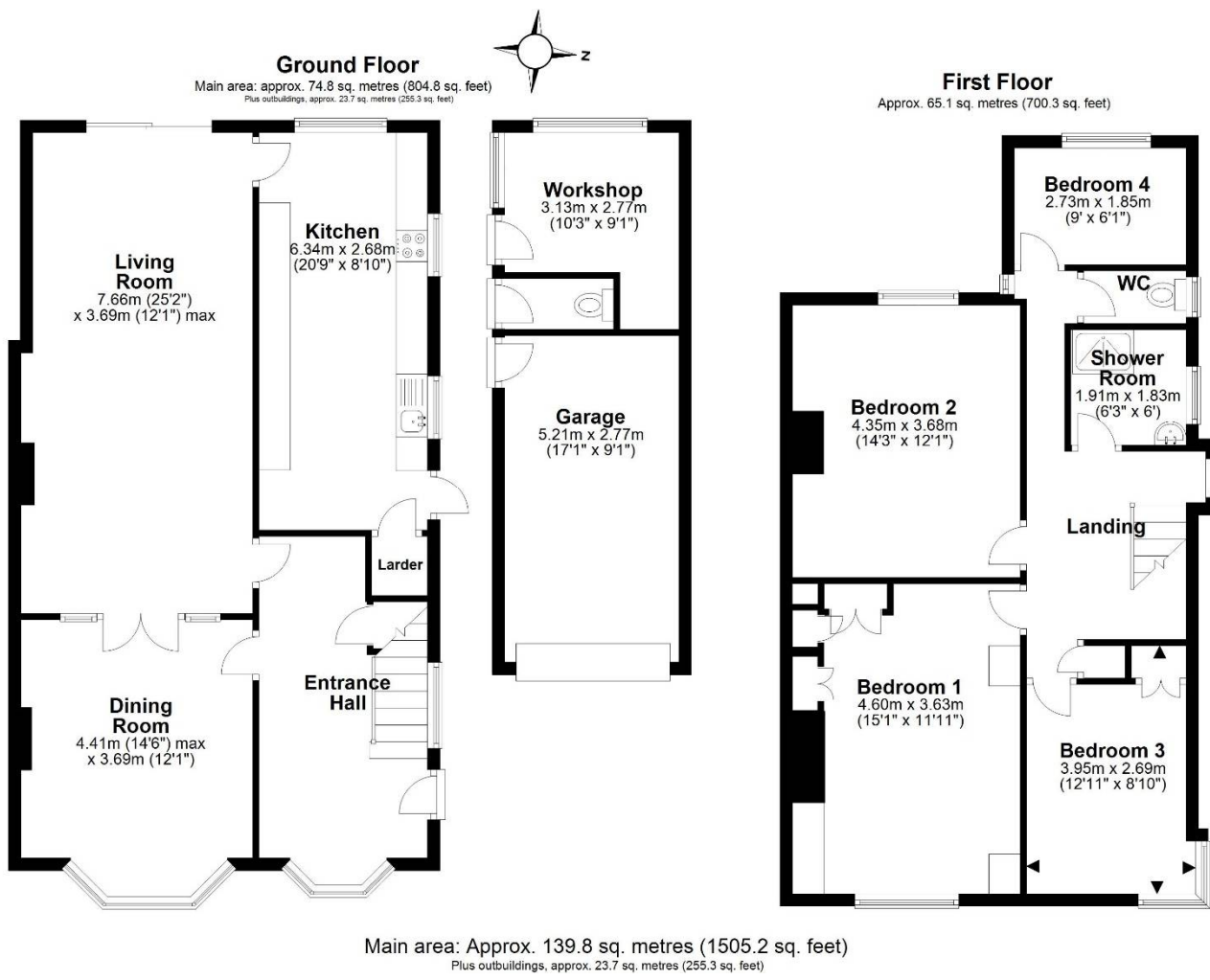
Grange Crescent is a sought after residential cul-de-sac situated just a short walk from Grange Hill Central Line Station with its links to The City, West End and Canary Wharf. Located nearby is the popular Brook Parade, offering a range of shops, boutiques, eateries, and restaurants. Other local amenities include the Virgin Active Premier Club with an excellent choice of sports clubs including a David Lloyd Centre a short drive away. The area offers an excellent choice of state and independent schools, so an ideal spot for families, and for commuters the M25, M11 and routes into London are close by.

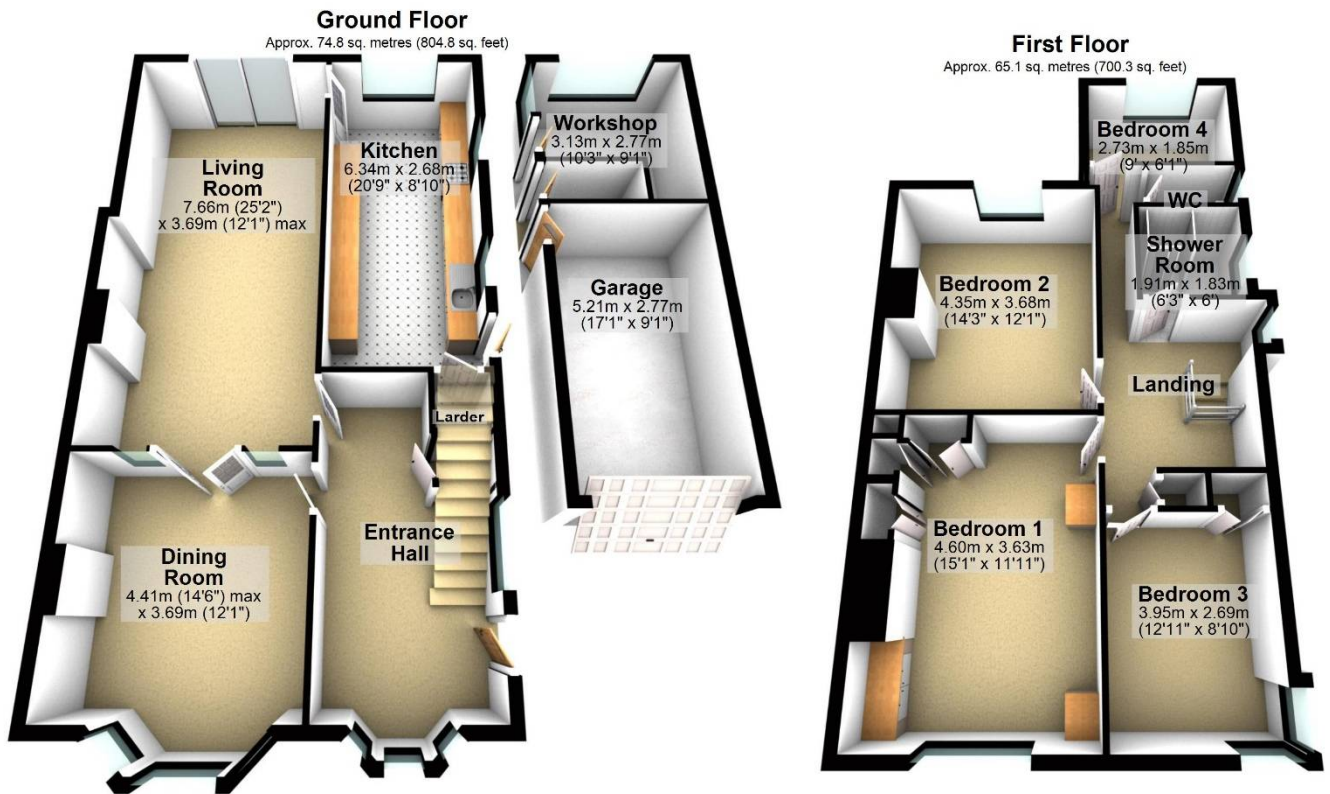
Interior

The property offers over 1,500 sq.ft of accommodation commencing with a particularly spacious entrance hall. There are two generously proportioned reception rooms, the dining room with a traditional bay window and to the rear an extended lounge with patio doors opening to the rear garden. There is a 21ft kitchen fitted with an excellent range of contemporary units with contrasting worksurfaces and plenty of storage. Upstairs are four well appointed bedrooms, all served by a shower room and separate w/c.

Exterior

The property sits on an excellent plot with driveway parking give access to a detached garage which has a workshop to the rear. The remainder of the front garden is laid to lawn with mature shrub borders. The rear garden is west facing, so perfect for the afternoon and evening sun, measuring approximately 80ft x 40ft, with a large patio area, extensive lawn with tree and shrub borders. Many of the neighbouring properties have been extensively extended to the rear, side and into the loft, so presume that this would be an option, subject to the usual planning consents.





Total area: approx. 163.6 sq. metres (1760.5 sq. feet)

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.
Details Prepared on 10th January, 2024