



Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



william rose

Cranworth Crescent, E4

Approximate Gross Internal Floor Area : 131.50 sq m / 1415.45 sq ft
Outbuilding Area : 18.40 sq m / 198.05 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



1., 1 Cranworth Crescent, Chingford, London, E4 7HN

Guide Price £750,000

- Four bedroom house
- Loft conversion
- Driveway
- Excellent condition
- Close to shops
- Semi-detached
- Rear extension
- Quiet location
- Large garden
- Two bathrooms

1 Cranworth Crescent, London E4 7HN

An immaculately presented four bedroom, semi-detached family home located on a quiet road in the ever popular North Chingford. Comes complete with off-street parking for two cars, side access, summer house. Just a short walk from Station Road, Chingford over ground station and Epping Forest.

Cranworth crescent is in the heart of North Chingford and only a short walk to the Chingford over ground station and the bustling Station Road with all its shops, restaurants, and amenities to choose from. Locally you're well served for schooling with plenty to choose from all the way from nursery to sixth form and beyond." "This four-bedroom semi-detached family home is tucked away on Cranworth Crescent a quiet Cul-De-Sac in ever popular North Chingford. It's been extended both into the loft and out to the rear offering over 1400 feet of well thought out space. If that wasn't enough it even boasts its own summer house in the garden and off-street parking.



Council Tax Band: D



From the kerb side you're greeted with classic 1930's frontage and off-street parking for two cars. Inside you have a cosy lounge complete with modern fireplace and bay window. Heading down the hallway you'll find storage and downstairs toilet, then the heart of the home, the extended kitchen dinner a great family space and perfect for entertaining. Access to the 50-foot garden is via double doors and is a mix of decking and lawn. At the end of the garden is the summer house and a storage shed. The summer house has a small bar and corner seating area and is great for social occasions and watching the football. Back inside and heading upstairs, there's three bedrooms on the first floor and well-appointed four-piece family bathroom. The loft has been converted to a high standard by the current owners to offer a large master suite with shower room and built in wardrobes.

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