



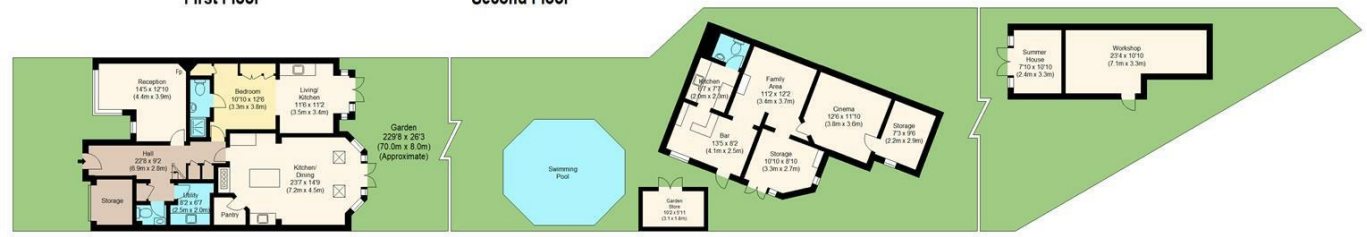
Directions

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
 Dale View Crescent, E4
 Approximate Gross Internal Floor Area : 208.19 sq m / 2241 sq ft
 Outbuilding/ Workshop : 89.18 sq m / 960 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.
 lpaplus.com Date: 7/6/2024

75 Dale View Crescent, Chingford, E4 6PH

Offers Over £1,000,000

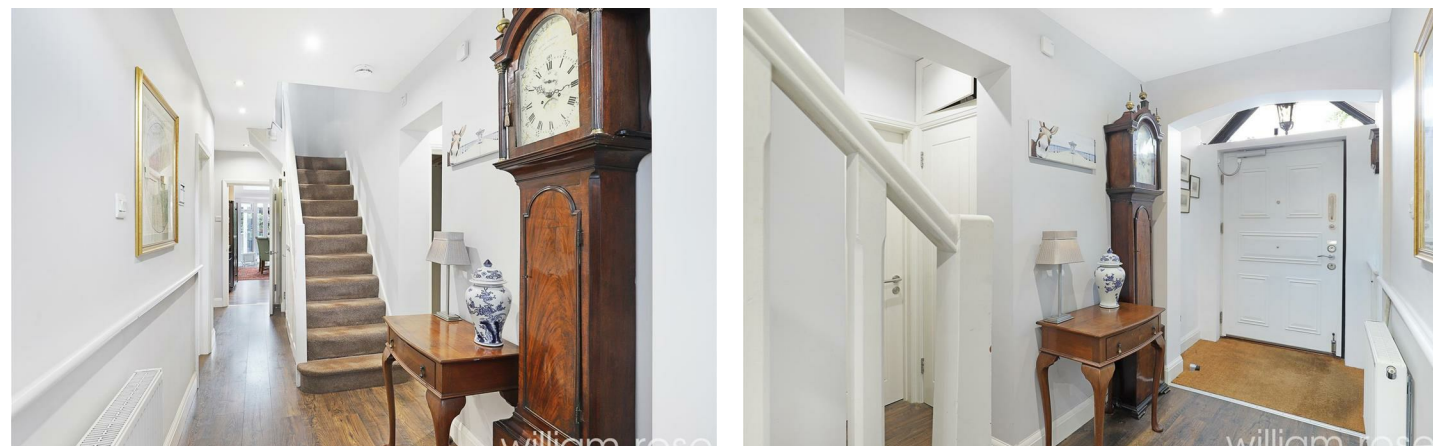
- 5/6 bedroom Family Home
- Heated Swimming Pool
- Loft Conversion
- Rear Extension
- Driveway for Multiple Cars
- Amazing Garden Extending to Over 220 Feet
- Numerous Outbuildings
- Excellent Location
- High Standard Finish Throughout
- Granny Annex

75 Dale View Crescent, Chingford E4 6PH

A stunning semi detached 5/6 bedroom family home in excellent condition, set on a popular road in North Chingford with amazing garden that extends to 230 feet, complete with swimming pool, cinema room and bar.



Council Tax Band: E



Welcome to this stunning extended five-bedroom 1930's semi-detached family home, perfectly situated on the highly sought-after Dale View Crescent in North Chingford. This exceptional property offers an expansive living space and an array of luxurious features, making it an ideal haven for families seeking both comfort and style.

As you step inside, you are greeted by an atmosphere of elegance and warmth, with beautifully maintained interiors reflecting the high standards of this home. The spacious living areas flow seamlessly, offering versatility and ample room for family gatherings and entertaining. The home boasts a superb loft conversion, adding two additional bedrooms and a modern bathroom, providing a perfect retreat for older children or guests.

The heart of the home is the well-appointed kitchen, complemented by a convenient utility room that ensures functionality and ease for daily chores. Adjacent to the kitchen, a charming dining area sets the stage for memorable family meals. The property also features a delightful granny annex, perfect for extended family or guests, offering privacy and comfort. Outside, the property truly shines with a huge garden extending to nearly 230 feet. This expansive outdoor space is a dream come true for both relaxation and entertainment. Dive into the inviting heated swimming pool on warm summer days, or host unforgettable gatherings at the fully-equipped bar. Movie nights will never be the same with your very own cinema, providing a unique and luxurious experience.

The garden also includes ample external storage, a summer house, and a workshop, catering to all your practical needs and hobbies. For those who enjoy tinkering or need extra space for projects, the workshop is an invaluable addition.

Parking is never an issue with a driveway that accommodates multiple cars, ensuring convenience for you and your guests. This home is not only a place to live but a lifestyle to embrace, offering unparalleled amenities and a prime location in North Chingford. Situated on Dale View Crescent, this property

enjoys the best of both worlds – a peaceful, family-friendly environment with easy access to local amenities, reputable schools, and excellent transport links. North Chingford's vibrant community and picturesque surroundings make it a perfect place to call home.

Don't miss the opportunity to own this remarkable 1930's semi-detached family home. With its excellent condition, extensive garden, luxurious features, and prime location, this property is a rare find in North Chingford. Schedule a viewing today and discover the ultimate in family living and entertaining.