



## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## 73 Dale View Crescent, Chingford, E4 6PH

Offers Over £695,000

- Three bedroom family home
- Semi detached
- Potential for further development (stpp)
- Good condition
- Rear extension
- Wide plot
- Detached garage and parking for two cars
- Popular location
- Mature garden
- 1930's style



Approximate Gross Internal Floor Area : 111.82 sq m / 1204 sq ft  
Storage : 14.72 sq m / 158 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.

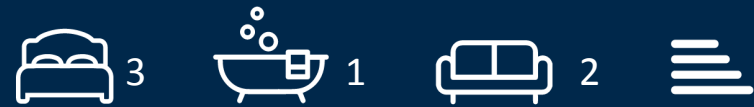


ipaplus.com



## 73 Dale View Crescent, E4 6PH

A three bedroom semi detached family home set on the ever popular Dale View Crescent. Boasting a rear extension and a wide plot with detached garage, the property offers potential for further development (stpp)



Council Tax Band: E



Welcome to this delightful three-bedroom 1930's semi-detached family home, ideally situated on the picturesque Dale View Crescent in North Chingford. Set on a wide plot, this property combines timeless charm with modern convenience, offering a perfect setting for family life.

As you enter, you are greeted by a warm and inviting atmosphere, with period features that reflect the character of the 1930's era. The spacious living areas flow effortlessly, providing ample room for both relaxation and entertaining. The rear extension enhances the living space, creating a bright and airy environment that the whole family will enjoy.

The well-appointed kitchen is complemented by a convenient utility room, ensuring practicality and ease for daily chores. The dining area, adjacent to the kitchen, offers a lovely space for family meals and gatherings.

Upstairs, three generously sized bedrooms provide comfortable accommodations, with each room offering plenty of natural light and space. The layout is perfect for creating cozy and personalized retreats for each family member. Additionally, the property holds significant potential for a loft conversion, side extension or separate dwelling (subject to planning permission), allowing for further expansion to meet your evolving needs. Outside, the property truly excels with its mature garden, a serene oasis perfect for outdoor activities, gardening, and relaxation. The wide plot provides ample space for children to play and for hosting outdoor gatherings. A detached garage offers additional storage or parking, adding to the convenience of this lovely home.

Located on the desirable Dale View Crescent, this home enjoys a prime position in North Chingford. The area offers a wonderful community atmosphere, with close proximity to local amenities, reputable schools, and excellent transport links. The tranquil, tree-lined street enhances the appeal of this charming residence, making it an ideal place to call home.

Don't miss the opportunity to own this beautiful 1930's semi-detached family home. With its wide plot, mature garden, detached garage, and

potential for further expansion, this property is a true gem in North Chingford. Schedule a viewing today and experience the perfect blend of classic elegance and modern comfort.