



DALE VIEW AVENUE, CHINGFORD
Guide Price £800,000 Freehold
4 Bed House



Features:

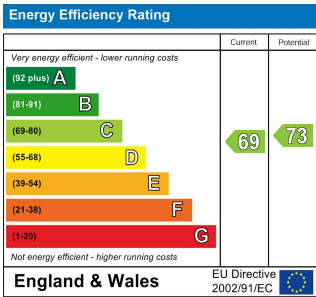
- Four Bedroom House
- Semi Detached 1930's
- Approx. 1570 Square Foot
- Easy Access to Chingford
- Being Sold Chain Free
- Downstairs WC and Utility Room
- Potential to Extend (STPP)
- Circa 80 Foot Rear Garden with Large Garden Studio
- Recently Fully Refurbished Featuring New Kitchen and Appliances
- Private Driveway

GUIDE PRICE - £800,000 to £850,000

Located in a residential street in the heart of Chingford is this stylish four bedroom 1930's semi-detached home. This home provides spacious living with around 1,570 square feet of space, a large private driveway and an impressive rear garden. This property is ideally located close to Chingford's shops and cafes. With Chingford and Highams Park stations nearby, this prime location provides seamless commutes into London.

This home is being sold chain free and combines both character with everyday convenience with further potential to extend, subject to the usual planning permissions.

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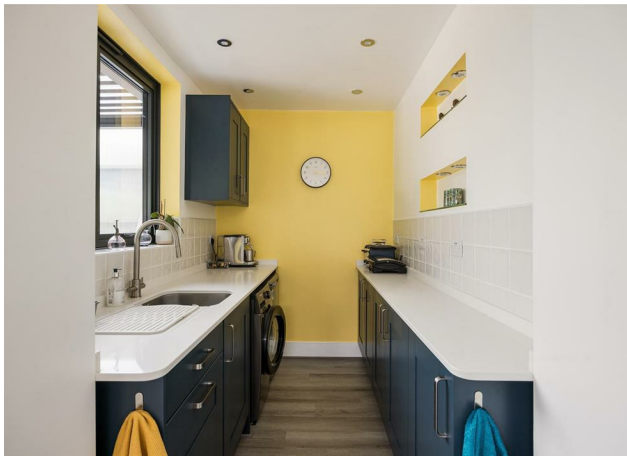
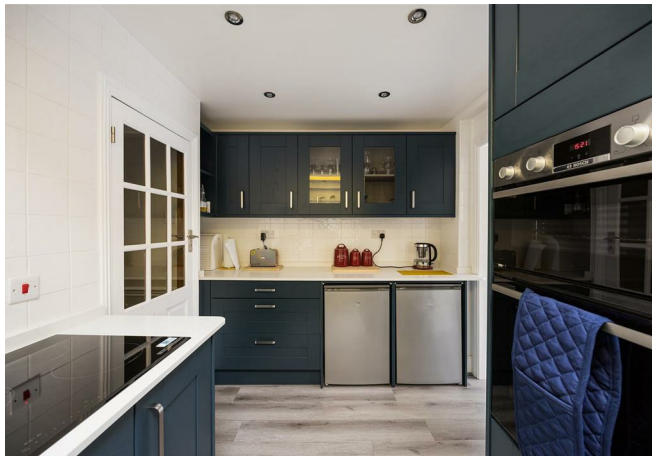
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IF YOU LIVED HERE...

Inside, this attractive family home the ground floor has a particularly flexible layout. Three linked reception spaces run from the bay-fronted sitting room through a spacious dining area to a bright rear living space, creating an easy flow from the front of the house towards the well maintained garden. Soft neutral walls and grey flooring keep things calm and cohesive, while glazed timber doors retain the open layout whilst providing a subtle separation between the front and middle rooms. The kitchen is finished with deep blue cabinetry, light quartz worktops, Bosch oven and hob. A separate utility room and downstairs WC add useful practicality for modern living. A fourth bedroom sits on this level too, complete with its own ensuite shower room.

Wide glazed doors at the rear open onto a large covered terrace, giving you a sheltered spot for everyday outdoor dining or entertaining guests before the garden stretches back for around 80 feet. There's a broad lawn, planted borders and a path leading to the large garden studio and patio at the far end, offering valuable additional multi-use space away from the main house. Upstairs, the first floor provides three further bedrooms and the

family bathroom, which has a bath with a shower above.

The front bedroom is particularly generous, with a curved bay window and extensive fitted wardrobes. A loft ladder grants access to the second-floor loft space, where there is additional useful eaves storage. Surrounded by green spaces, local restaurants and well respected schools the location provides a wonderful balance of peace and community. Ridgeway Park is just a short stroll away for tranquil walks, tennis or family fun with little ones.

WHAT ELSE?...

Chingford Station provides direct services to Liverpool Street, with Walthamstow Central along the route for Victoria line connections.

Station Road is home to local favourites including Gina (Owned by Ravneet Gill and recipient of a Michelin Bib Gourmand in 2026), Rusty Bike Thai and La Vita, alongside independent shops, cafés and everyday amenities.

Epping Forest is within easy reach, giving you plenty of options for woodland walks, running, cycling and weekends outdoors.



A WORD FROM THE OWNER...

"Having owned the property for over 30 years we have truly made this house a home. We have loved celebrating both the small moments and milestones from playing in the park with our daughters to celebrating birthdays in local restaurants. As our family grew, so did the opportunities Chingford had to offer. There are good transport links via train into London in addition to easy access to the North Circular and M25. This makes travel for pleasure and commuting a breeze. The local sense of community and our friendly neighbours provided a safe and positive feeling for our family. With great walks nearby in Epping Forest, having a pet is a pleasure. This area has a lot to offer with farmers markets, a choice of independent shops and larger supermarkets. Now our daughters are moving on to their next chapter, its time for us to say goodbye to Chingford. We hope you enjoy your time here as much as we have."

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Reception Room
12'10" x 12'0"

Reception Room
10'10" x 11'11"

Reception Room
16'3" x 5'10"

Kitchen & Utility Room
12'0" x 7'4" & 8'7" x 5'8"

Bedroom
7'3" x 16'10"

Ensuite
2'10" x 10'10"

Bedroom
6'4" x 8'7"

Bedroom
12'0" x 11'10"

Bedroom
10'9" x 11'10"

Bathroom
7'7" x 7'9"

Loft Space
10'7" x 11'1"

Garden Office
20'7" x 9'4"

Terrace
25'7" x 11'6"

Garden
27'2" x 79'0"



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