



Dale View Gardens, Chingford, E4

BUTLER & STAG



**Immaculately presented 1930s home located in a quiet cul-de-sac location in Chingford, located just a short walk away from all of your amenities on Station Road and green spaces of The Ridgeway and Epping Forest.**



## Freehold

- Immaculately Presented 1930s Home
- Open Plan Kitchen-Dining Area With Underfloor Heating
- Quiet Cul-De-Sac Location
- Off Street Parking For Three Cars With Additional Garage
- Potential To Extend (STPP)
- Short Walk To Local Amenities, School And Green Spaces

Welcome to this beautifully maintained 1930s end-of-terrace property located in the highly desirable area of North Chingford. Immaculately presented throughout, this delightful home offers both comfort and potential for further development.

Upon entering, you are greeted by a spacious separate lounge, perfect for relaxing and entertaining. The ground floor also boasts an extended kitchen-dining area, providing a contemporary and inviting space for family meals and gatherings.

The first floor features three well-appointed bedrooms, including two generous double rooms and a cosy single bedroom, ideal for a child's room or home office. A modern family bathroom completes this level, offering convenience and style.

This property also presents exciting expansion opportunities, with the potential to extend into the loft and to the rear, subject to planning permission.

Situated in North Chingford, the home is perfectly positioned to enjoy the natural beauty of Epping Forest, providing a tranquil escape for nature lovers and outdoor enthusiasts. Additionally, the vibrant local amenities of Station Road are just a short stroll away, offering a variety of shops, cafes, and restaurants to cater to all your needs.

Don't miss the chance to make this charming property your new family home. Schedule a viewing today and experience the exceptional lifestyle Dale View Crescent has to offer.

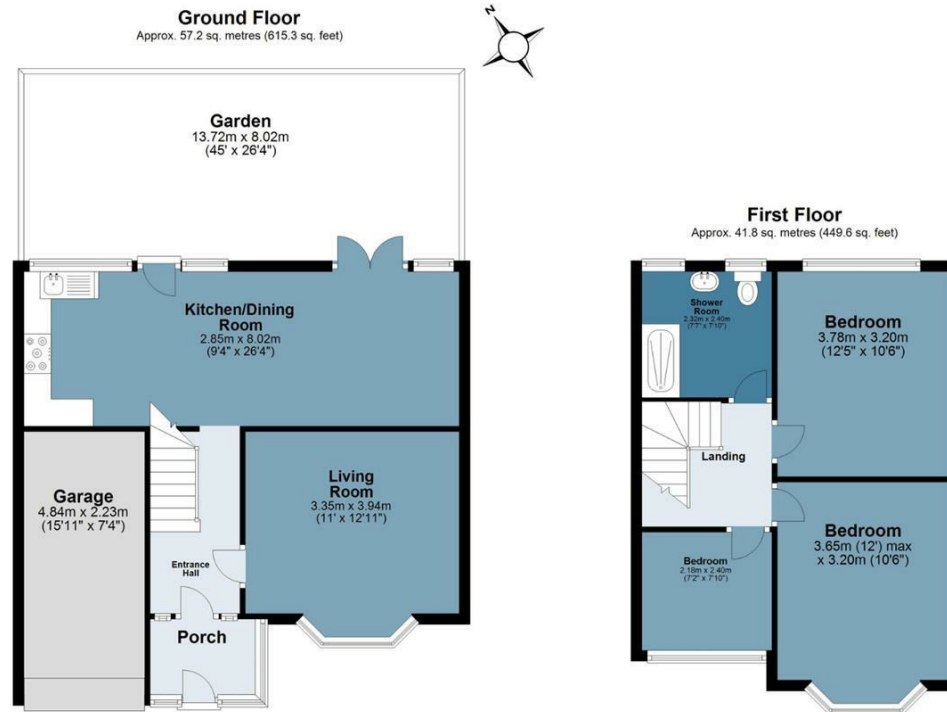




## Dale View Gardens

Approx. Gross Internal Area 98.9 sq. metres 1065 sq. feet)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
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☎ 020 8504 9000

🏠 184 Queen's Road, Buckhurst Hill, IG9 5BD

✉ buckhursthill@butlerandstag.com

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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