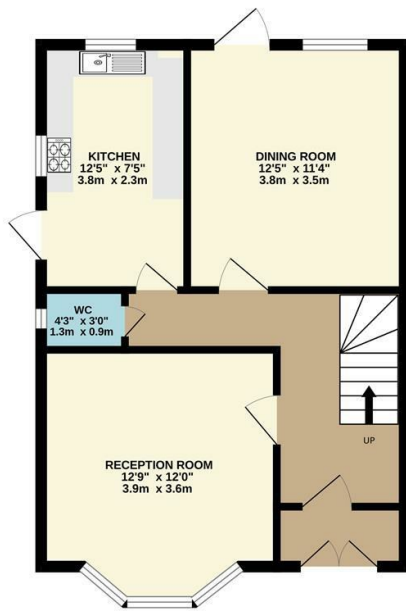
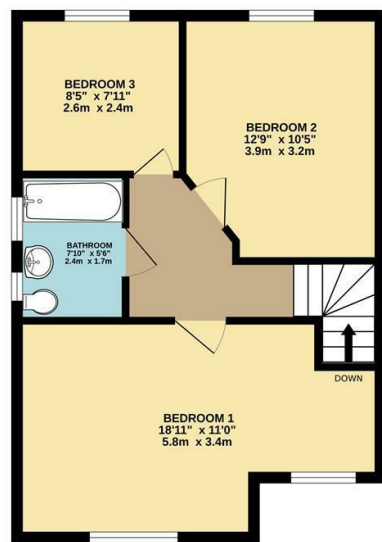




GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 970 sq.ft. (90.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



CHURCHILL
estates

Brook Crescent, Chingford, E4 9EP

Asking Price £575,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 2



Request a Viewing: **020 8524 0000** Email: **southchingford@wearechurchills.co.uk**

CHURCHILL
estates



Nestled in the desirable area of Brook Crescent, Chingford, this charming semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families seeking a spacious home. The two reception rooms provide ample space for relaxation and entertaining, ensuring that there is room for everyone to enjoy.

The house boasts two bathrooms, making morning routines a breeze for busy households. The large garden is a standout feature, providing a wonderful outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air during the warmer months. Additionally, the property includes a garage and a driveway that accommodates two vehicles, offering practical solutions for parking.

Situated close to Chingford Mount, residents will find a variety of shops, cafes, and amenities just a short distance away. Families will appreciate the proximity to Larkwood Primary School, making school runs convenient and stress-free.

This well-sized semi-detached house is not just a home; it is a lifestyle choice, offering both space and accessibility in a sought-after location. Whether you are looking to settle down or invest, this property presents an excellent opportunity. Do not miss the chance to make this delightful house your new home.

