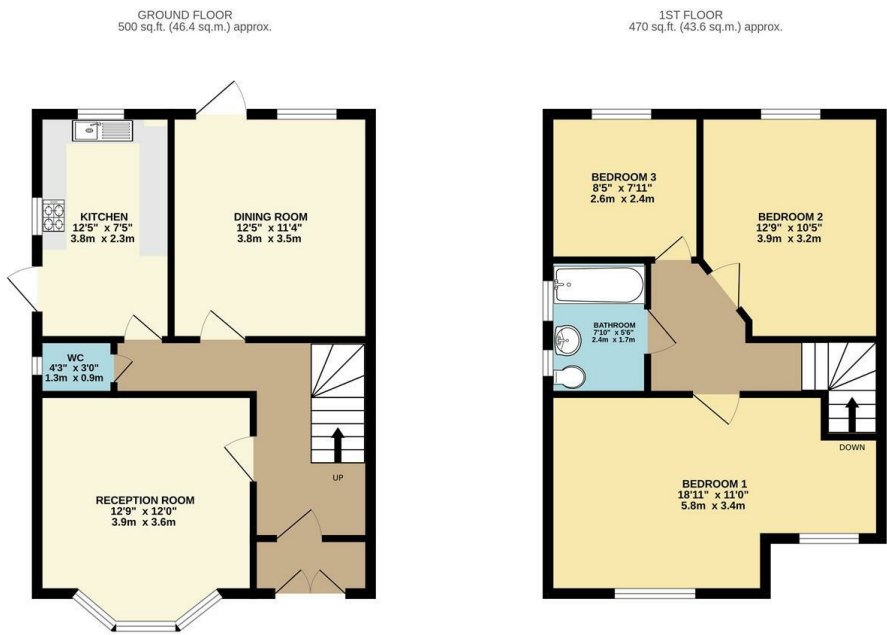
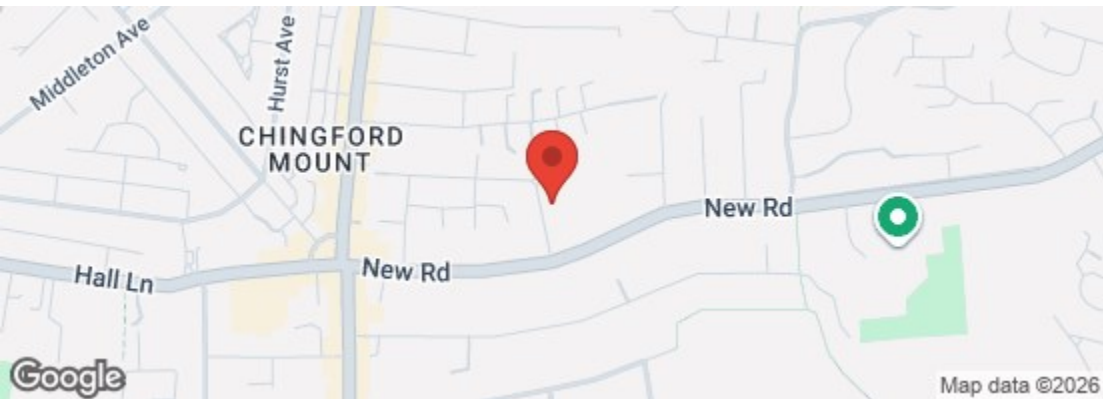




Council: Waltham Forest | Council Tax Band: E | Floor Area: sq ft

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	



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.

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Brook Crescent, Chingford, E4 9EP
Asking Price £550,000 Freehold

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



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



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.

