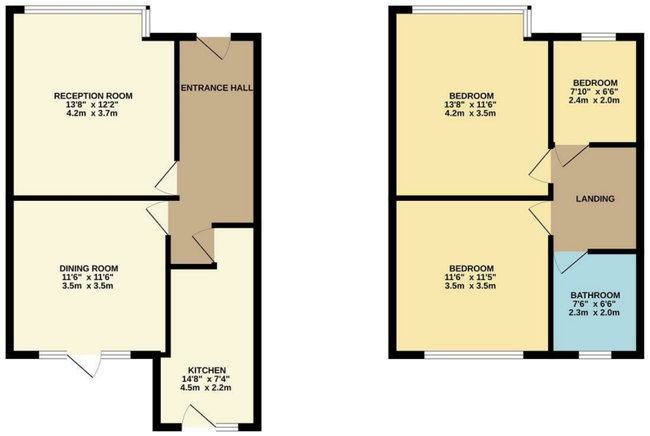
GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 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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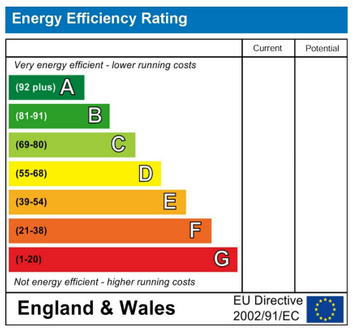
Council: Waltham Forest | Council Tax Band: D | Floor Area: 912.00 sq ft



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

CHURCHILL estates

Brook Crescent, Chingford, E4 9ET

£525,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1

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

Nestled in the charming area of Brook Crescent, Chingford, this delightful three-bedroom house offers a wonderful opportunity for families and individuals alike. Spanning an impressive 912 square feet, the property features a spacious reception room that provides a warm and inviting space for relaxation and entertainment.

The three well-proportioned bedrooms are perfect for accommodating family members or guests, while the bathroom is conveniently located to serve the household's needs. The property also benefits from parking for one vehicle, ensuring ease of access and convenience.

One of the standout features of this home is its potential for extension, allowing you to tailor the space to your specific requirements and preferences. Whether you envision a larger living area, an additional bedroom, or a garden room, the possibilities are abundant.

Situated close to local amenities and the picturesque Mount, this property is ideal for those who appreciate both convenience and natural beauty. With the added advantage of being chain-free, this home is ready for you to move in and make it your own.

In summary, this house on Brook Crescent presents a fantastic opportunity to create a comfortable and personalised living space in a sought-after location. Don't miss your chance to explore the potential this property has to offer.