



Dale View Crescent, North Chingford, E4 6PQ

£650,000

 **Coultons**



## PROPERTY SUMMARY

Offering for sale this three bedroom 1930's semi detached house situated on a sought after residential road in North Chingford which is need of modernisation. Added benefits includes two reception rooms, a galley fitted kitchen, a first floor bathroom with separate WC, double glazing, gas central heating, detached garage, off street parking and a good size rear garden.

The property has the potential to be extended to to add a loft conversion, subject to planning consent, giving plenty of extra living space.

Dale View Crescent is situated in the sought after area of North Chingford and is only a short walk to local shopping area of Station Road with all its bars, restaurants, coffee shops, local bus routes and Chingford Overground Station with direct access into Liverpool Street as well as Walthamstow Central where you can change over to the Victoria Line on the Underground. The property is within easy reach of the green spaces of Ridgeway Park along with the vast area of Epping Forest, Connaught Waters and Chingford Golf Course for when you fancy a lovely and peaceful walk.

Local schools include St Marys Primary, Chingford CofE Primary and Chingford Foundation Secondary.

In our opinion once modernised, this property would make an excellent family home and must be viewed to be fully appreciate its full potential. Offered on a chain free basis.

3



1



2















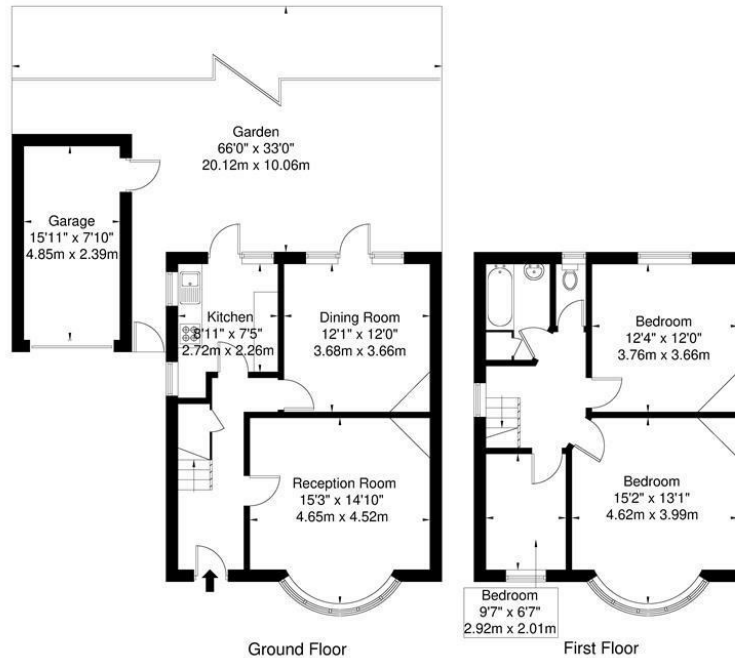


## Dale View Crescent North Chingford, London, E4 6PQ

Approximate Gross Internal Area = 99.7 sq m / 1073 sq ft

Garage = 11.6 sq m / 124 sq ft

Total = 111.3 sq m / 1197 sq ft



### For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

### LOCAL AUTHORITY

Waltham Forest

### TENURE

Freehold

### COUNCIL TAX BAND

E

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>62</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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