



Dale View Crescent, Chingford, E4

BUTLER & STAG





**Nestled in the sought-after Dale View Crescent, this spacious and well-designed family home offers a perfect blend of comfort and functionality.**



## Freehold

- Four Bedroom Semi
- Two Reception Rooms Plus Open Plan Kitchen-Dining Room
- Fitted Wardrobes
- Popular Location
- 100' Rear Garden
- Utility Room With Downstairs Shower
- Potential To Extend (STPP)
- Off Street Parking

Nestled in the sought-after Dale View Crescent, this spacious and well-designed family home offers a perfect blend of comfort and functionality. The ground floor welcomes you with a bright and airy living room, complemented by a cosy lounge that seamlessly connects to the dining room. The modern kitchen is well-equipped and conveniently positioned next to a utility room for added practicality. A shower room and a garage provide further convenience, making this home ideal for busy family life.

Upstairs, the first floor boasts four generously sized bedrooms, each designed to offer a peaceful retreat. A well-appointed family bathroom serves the upper level, while additional storage ensures a clutter-free living space.

With its impressive layout and thoughtful design, this property presents an excellent opportunity for those seeking a spacious and versatile home in a desirable location.

Living in Dale View Crescent, Chingford, offers residents a family-friendly environment with convenient access to quality education and essential amenities. The area is served by several well-regarded primary schools, including Longshaw Primary Academy, Chingford CofE Primary School, and Parkside Primary School, all within close proximity. For secondary education, Chingford Foundation School and Heathcote School & Science College are nearby options. Healthcare needs are met by local GP practices such as The Old Church Surgery and Larkshall Medical Centre, ensuring medical services are readily accessible.

Additionally, the area boasts a variety of supermarkets, including The Co-operative Food and Tesco Express, catering to daily shopping requirements. With Chingford Overground Station approximately 0.9 miles away, residents enjoy convenient transport links to central London, making Dale View Crescent a desirable location for families seeking a balanced lifestyle.





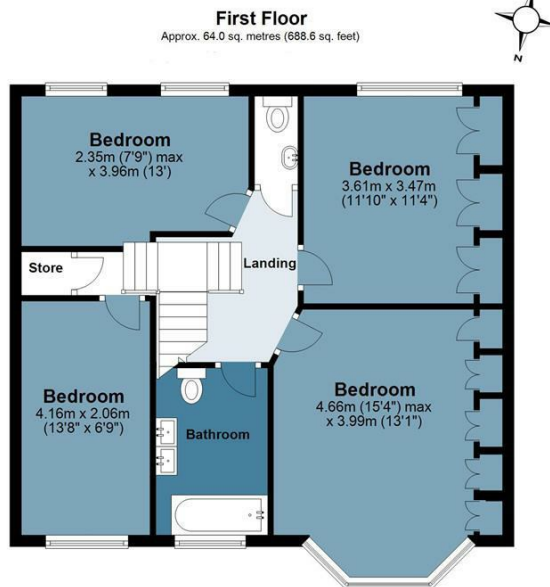
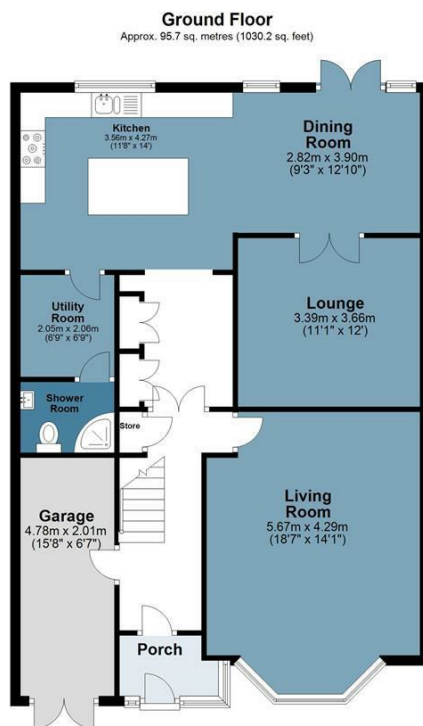




## Dale View Crescent

Approx. Gross Internal Area 159.7 Sq M ( 1718.8 Sq Ft )

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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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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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