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E4 8BX

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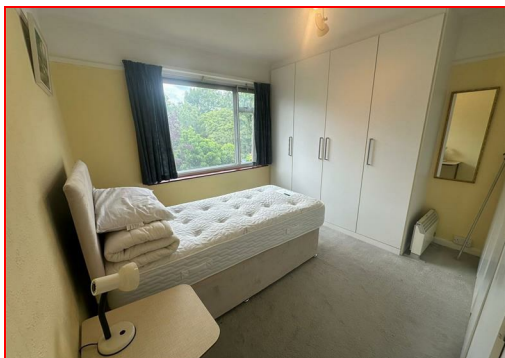


## Dale View Crescent, E4 6PQ



**Guide Price £750,000 Freehold**





FANTASTIC PROJECT!!!! GUIDE PRICE £750,000-£765,000 Kings are pleased to offer for sale this 4 bedroom semi detached house located in this much sought after location within North Chingford. The property would be an ideal project for someone looking to put their own stamp on this home with ample room to extend to maximize its value. On the ground floor you have 2 spacious receptions, a good size kitchen with a much-favoured utility room with shower and wc. On the first floor you have 3 bedrooms and the family shower room. To the second floor you have a further bedroom. The rear garden is approx 80ft in length with mainly laid to lawn and bordering plants and shrubs and mature trees. To the front you have off street parking with a garage to do side.

Dale View Crescent is a quiet, tree-lined residential street in a popular part of Chingford. The area is renowned for its green open spaces, with Epping Forest, Ridgeway Park, and Chingford Plains all nearby. Chingford Overground Station offers direct access into London Liverpool Street, making this location ideal for commuters. Families benefit from excellent local schools, including Yardley Primary and Heathcote School & Science College, as well as access to shops, cafes, and amenities along Station Road.

Mobile (based on calls indoors)  
O2 Good  
EE Good  
Three Good  
Vodafone Average  
Broadband (estimated speeds)  
Standard 16 mbps  
Superfast 80 mbps  
Ultrafast 1800 mbps  
Satellite & Cable TV Availability  
BT  
Sky  
Virgin

**LOUNGE 14'3 x 11'10**

**DINING ROOM 11'2 x 11'10**

**KITCHEN 11'2 x 7'2**

**UTILITY ROOM 12'6 x 5'8**

**SHOWER ROOM 7'3 x 5'8**

**BEDROOM 11'2 x 11'4**

**BEDROOM 11'4 x 11'2**

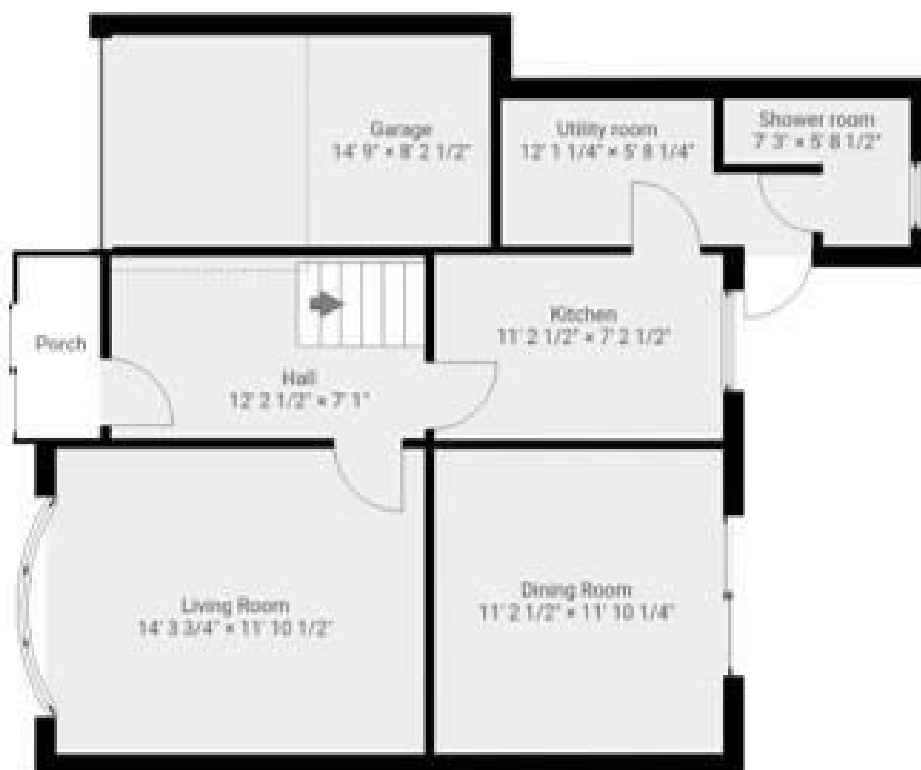
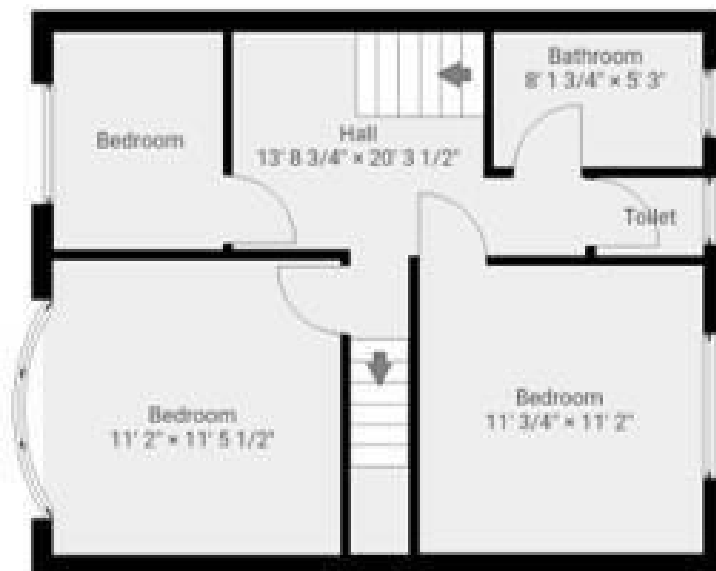
**BEDROOM 8'3 x 6'6**

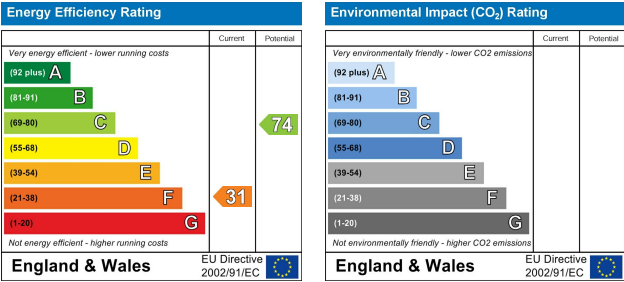
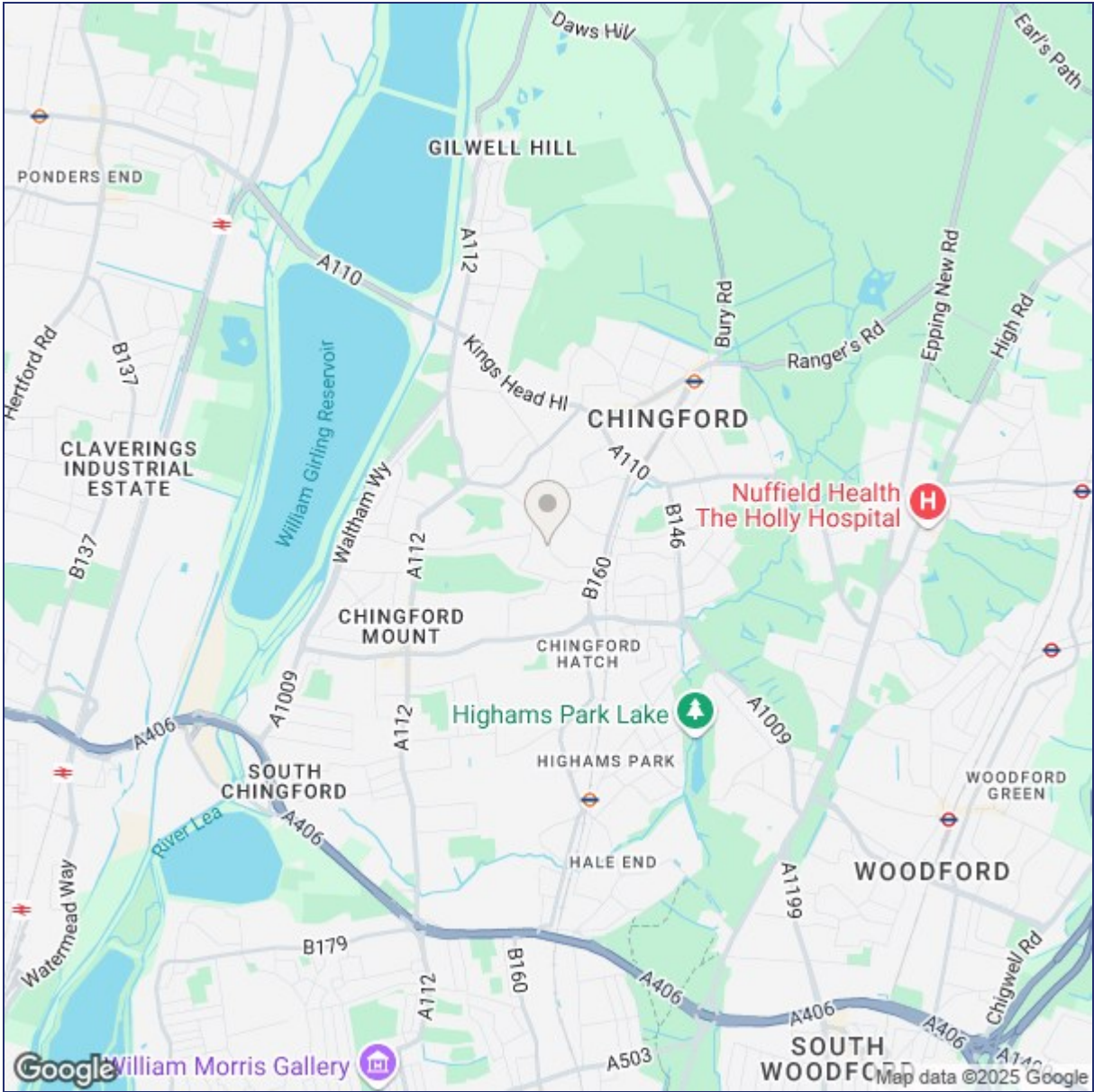
**BEDROOM 15' x 10'4**

**BATHROOM**

#### **DISCLAIMER**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.





("These details are correct at time of going to press").

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