



Four Bedrooms - Close to Mount - Off Street -  
Two Bathrooms - Conservatory - Garage to Rear.

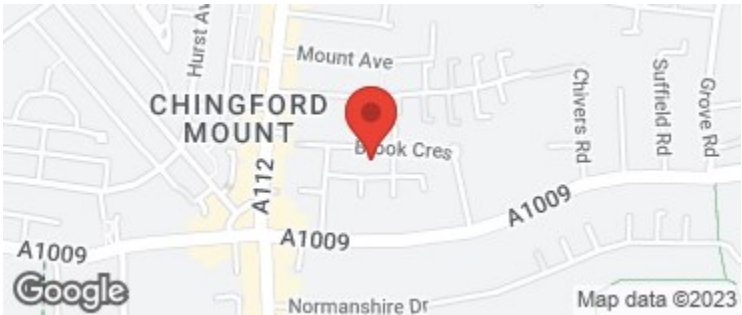
**CHURCHILL**  
estates



Brook Crescent, Chingford, E4 9ES

£600,000 Freehold

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



Freehold

Council Tax Band : D

EPC Rating: TBC

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.

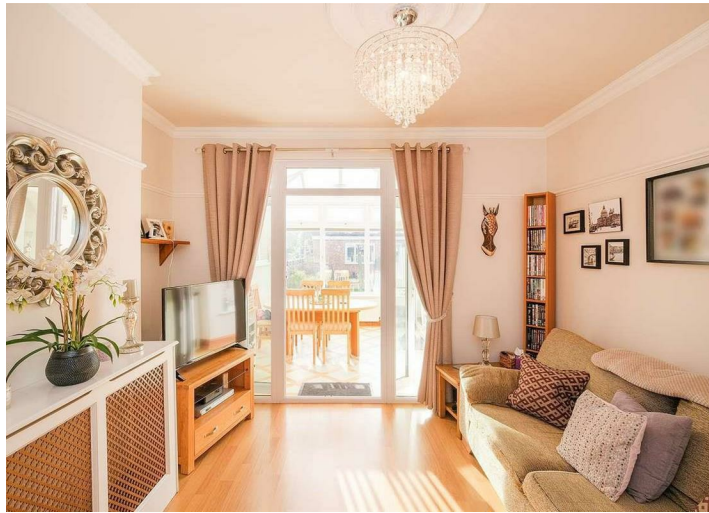


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To view call **020 8524 0000**  
Email [southchingford@churchill-estates.co.uk](mailto:southchingford@churchill-estates.co.uk)

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Situated within the heart of Chingford Mount's shopping and transport facilities and a short walk from Lime Academy School is this much improved and loft extended Four Bedroom House. The property benefits from Two Separate Reception rooms, Fitted Kitchen, Conservatory, First Floor Bathroom, Second Floor Shower room and Fitted Wardrobes to Bedroom One. Externally there is a rear garden of approx 60ft with Detached Garage to rear and Off Street Parking to Front. An Early Internal inspection is advised.

