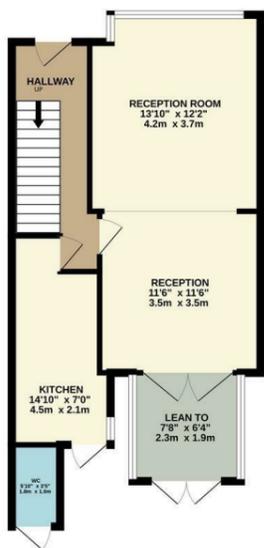


GROUND FLOOR  
553 sq. ft. (51.4 sq. m.) approx.

1ST FLOOR  
453 sq. ft. (42.0 sq. m.) approx.



TOTAL FLOOR AREA: 1005 sq. ft. (93.4 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the floor area measurements, all areas, including stairs and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This is for information only and should not be used for any other purpose. The agent is not responsible for any errors or omissions and no liability is accepted in this regard. Made with Metreapp (2023).

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1005.00 sq ft

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



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

Brook Crescent, Chingford, E4 9ET  
Offers In The Region Of £530,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



**CHURCHILL**  
estates

Request a Viewing: **020 8524 0000** Email: [southchingford@wearechurchills.co.uk](mailto:southchingford@wearechurchills.co.uk)



Nestled in the desirable area of Brook Crescent, Chingford, this charming house presents an excellent opportunity for those seeking a home with potential. Spanning an impressive 1,005 square feet, the property boasts two spacious reception rooms, perfect for both entertaining guests and enjoying family time. With three well-proportioned bedrooms, there is ample space for a growing family or for those who desire extra room for guests or a home office.

The house features a single bathroom, providing essential amenities, while the generous parking space accommodates up to three vehicles, a rare find in this sought-after location. Although the property is in need of some cosmetic work, this offers a unique chance for buyers to personalise their new home to their taste and style.

Moreover, there is significant potential to extend the property, allowing for further enhancement and increased living space, subject to the necessary planning permissions. The location is particularly advantageous, being in close proximity to Chingford Mount, where you will find a variety of shops, cafes, and local amenities.

This property is offered chain free, making it an ideal choice for those looking to move swiftly into their new home. Whether you are a first-time buyer or a family, this house on Brook Crescent is a promising opportunity not to be missed.

