



TOTAL FLOOR AREA: 1389sq.ft. (129.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix (2022)

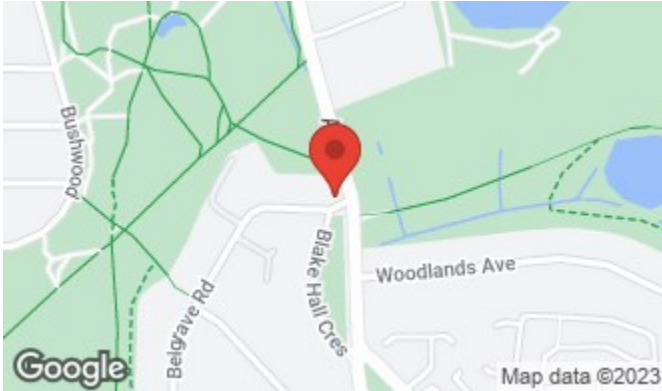
Three Double Bedrooms | Semi-detached | Two/three receptions
 | Off street parking | Large cellar | Attached garage | Potential to extend STPP | Useful side access | Garden in excess of 80ft



Blake Hall Crescent, Aldersbrook, E11 3RH

Offers In Excess Of £875,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		77
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

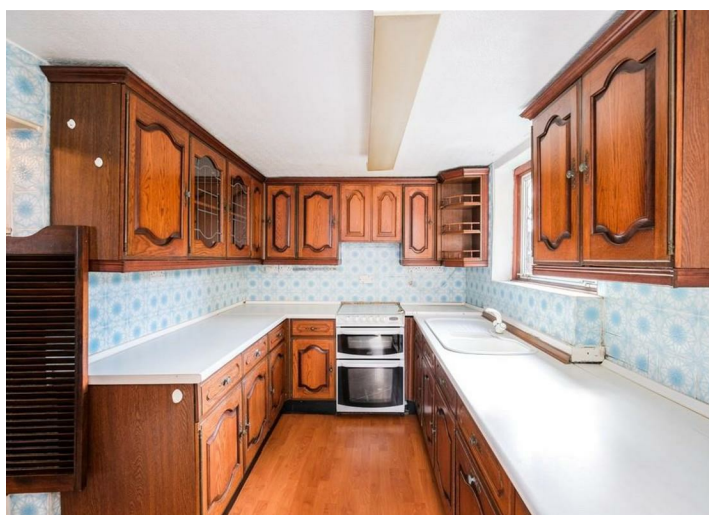
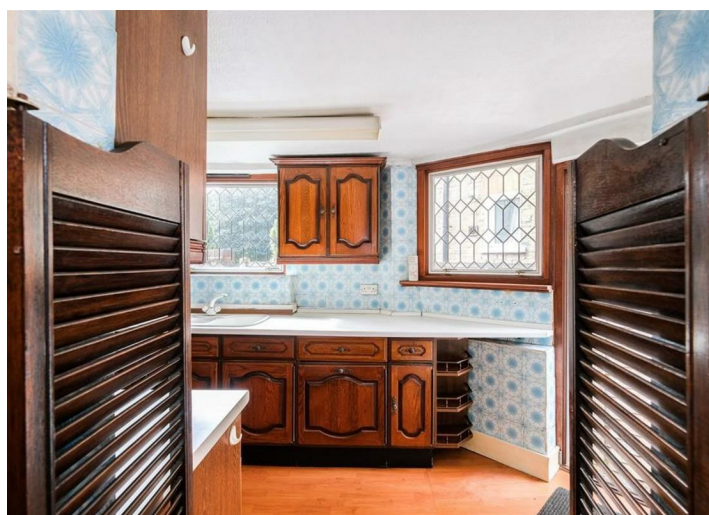
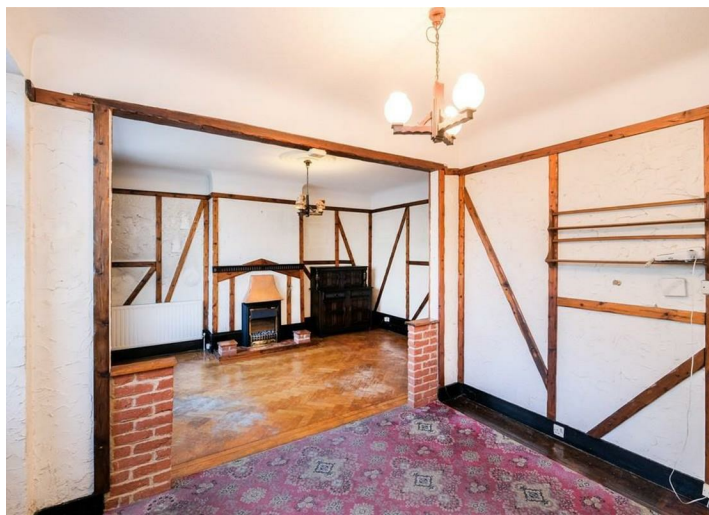
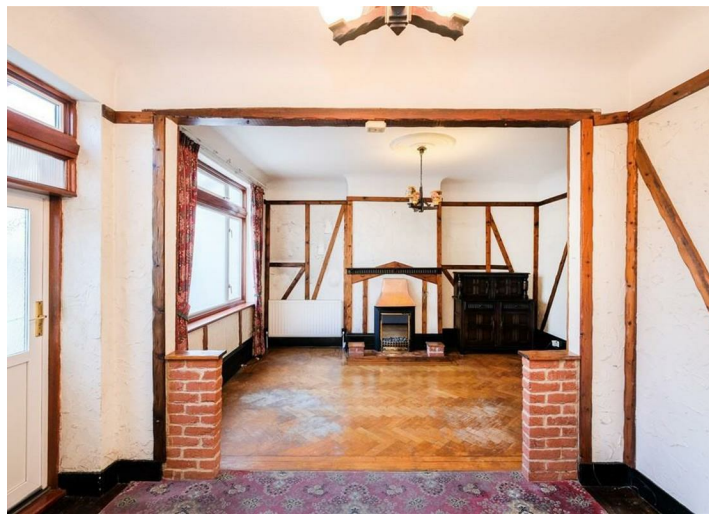
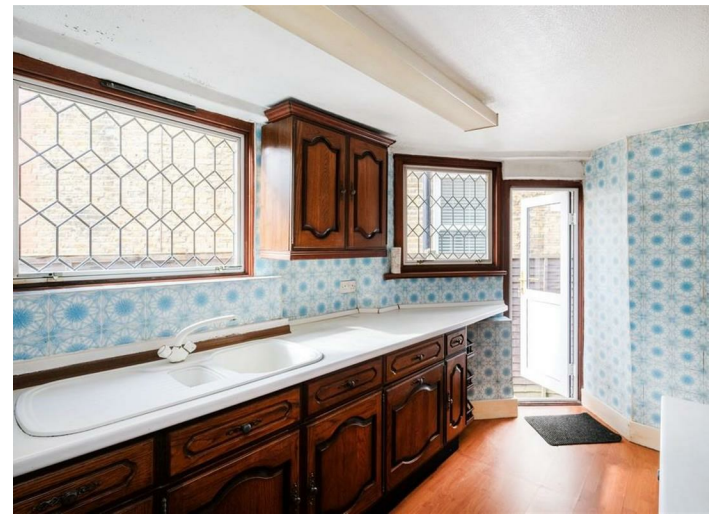


Two/three receptions
 Off street parking
 Large cellar
 Semi-detached
 Attached garage
 Potential to extend STPP
 Useful side access
 Garden in excess of 80ft
 Council Tax Band: C
 EPC Rating: E



To view call **020 8989 0011**
 Email wanstead@churchill-estates.co.uk

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**** No chain - Available to view by appointment ****

Situated within the highly sought after Lake House Estate bordering the open green spaces of both Wanstead Flats and Epping Forest, is this spacious and well proportioned three double bedroom family home.

The ground floor comprises a bright front reception with a beautiful bay window, spacious L shaped open plan second / third reception and a fitted kitchen with side access to the garden that measures in excess of 80ft in length.

On the first floor you will find three double bedrooms, with the main featuring an adjoining dressing room / nursery or home office which could potentially be used as a fourth bedroom with some minor alterations and a family bathroom.

This home further benefits from an attached garage, off street parking, useful side access, expansive cellar that occupies the footprint of the ground floor and is within close proximity of the Ofsted rated outstanding Aldersbrook Primary school. The rear garden backs directly onto Epping forest which could easily be accessed via a gate should you wish to do so, offering an ideal opportunity for keen cyclists and dog walking.

Although some modernisation is required throughout to achieve its full potential, there is huge scope to reconfigure and extend which would enable you to create your perfect layout subject to the usual planning consent.

For further information or to arrange an appointment to view, please contact the office at your earliest convenience to avoid disappointment.

Council Tax band F