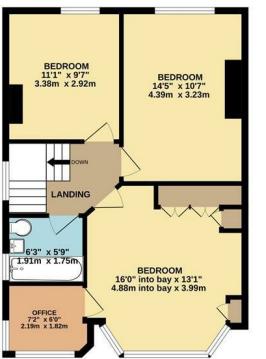
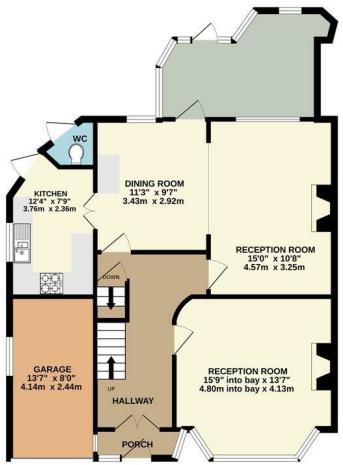
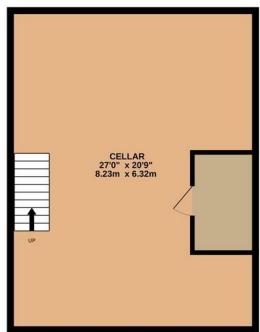


## BASEMENT

## GROUND FLOOR

1ST FLOOR



**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 dimensions are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for guidance purposes only and should not be used as such by any prospective purchaser. The services and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

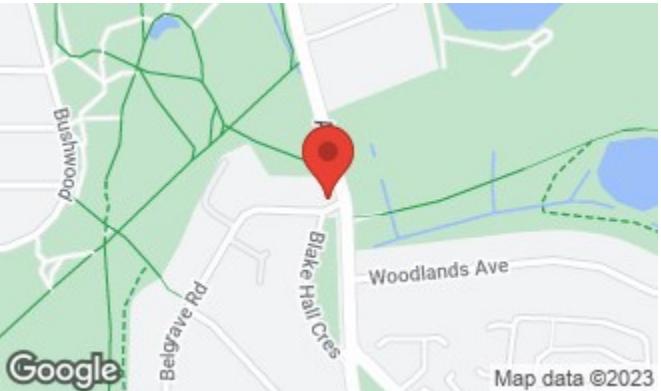
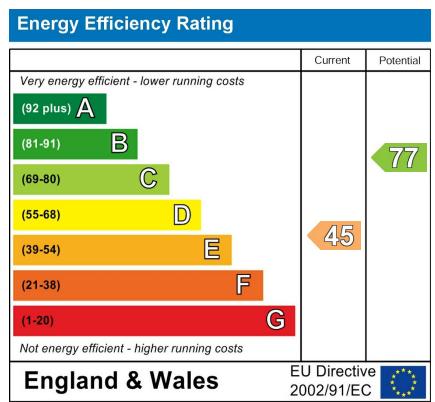
Three Double Bedrooms | Semi-detached | Two/three receptions  
Off street parking | Large cellar | Attached garage | Potential to  
extend STPP | Useful side access | Garden in excess of 80ft

# CHURCHILL estates



# Blake Hall Crescent, Aldersbrook, E11 3RH

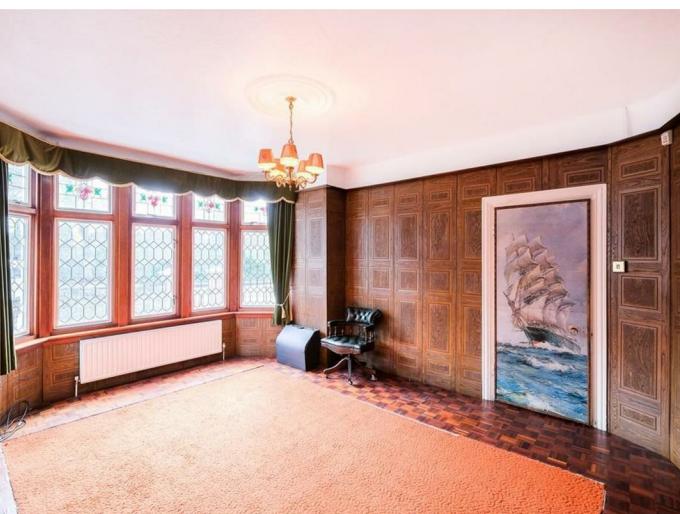
## Offers In Excess Of £875,000 Freehold



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

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.

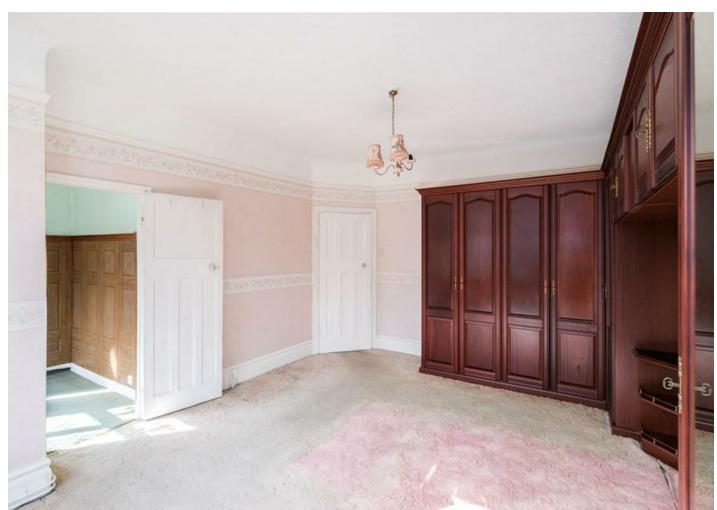
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitor.



# CHURCHILL estates

To view call **020 8989 0011**  
Email [wanstead@churchill-estates.co.uk](mailto: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