



**Guide Price**  
**£475,000**

**Freehold**

3x  1x  1x 

**Brook Crescent,  
Chingford, Chingford,  
E4**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Garage to the rear
- Potential to extend, subject to planning permission
- Walking distance to Chingford Mount's amenities
- Close to Larkwood Primary and Chingford Foundation schools
- Good selection of bus routes in the area

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 17'10 x 12'1 (5.44m x 3.69m)

Kitchen/Diner: 18'2 maximum x 12'2 maximum (5.54m x 3.71m)

### FIRST FLOOR

Landing

Bedroom 1: 14'1 x 11'4 (4.30m x 3.46m)

Bedroom 2 : 11'7 x 11'3 (3.53m x 3.43m)

Bedroom 3 : 7'11 x 6'5 (2.41m x 1.96m)

Shower Room

### OUTSIDE

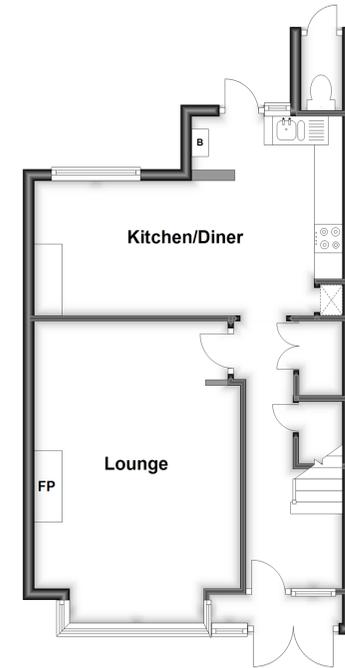
Front Garden

Rear Garden

Outside Toilet

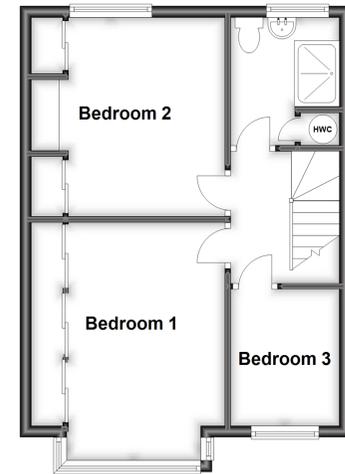
### Ground Floor

Approx. 43.8 sq. metres (471.0 sq. feet)



### First Floor

Approx. 40.7 sq. metres (438.3 sq. feet)



**Call Chingford - 020 8524 6331 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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