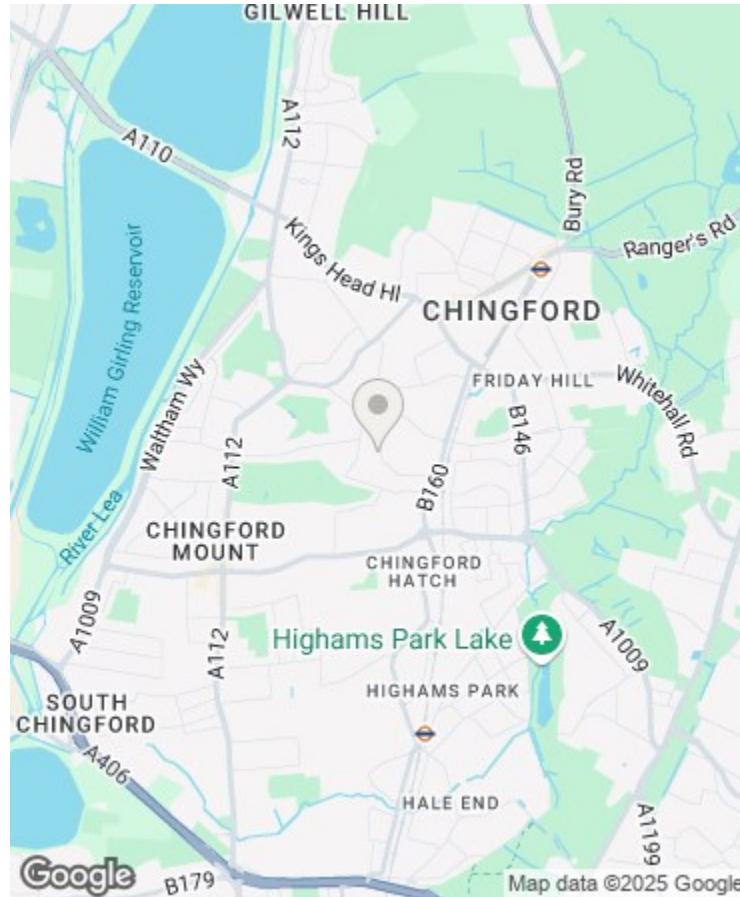




Directions

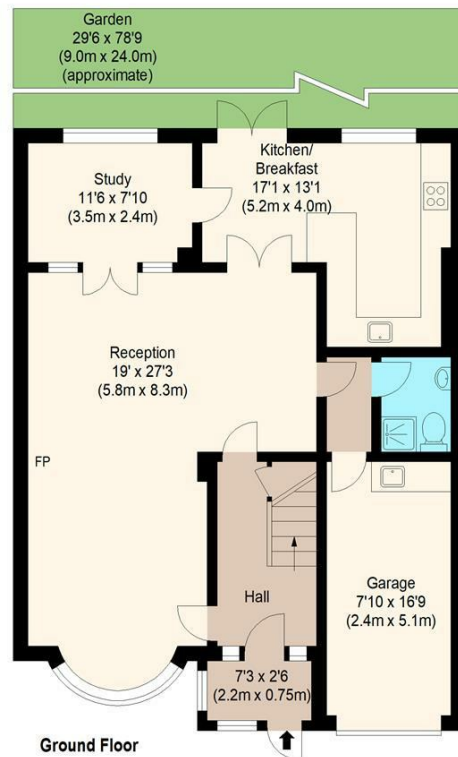
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



william rose
Dale View Crescent, E4

Approximate Gross Internal Floor Area : 147.07 sq m / 1583 sq ft
Approximate Gross Garage Area : 12.75 sq m / 137 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 10/6/2025



44 Dale View Crescent, Chingford, London, E4 6PQ

Offers Over £800,000

- Four spacious bedrooms
- Large open-plan kitchen/breakfast room
- Separate study/home office
- Private rear garden
- Prime residential location in Chingford
- Two modern bathrooms
- Bright dual-aspect reception room
- Ground floor shower room
- Integrated garage and driveway
- Loft extension potential (STPP)

44 Dale View Crescent, London E4 6PQ

A well-presented four-bedroom semi-detached home located on a quiet, sought-after street in Chingford. Offering generous living space including a large kitchen/breakfast room, spacious reception, separate study, two bathrooms, and a private garden. Additional benefits include a garage, driveway, and potential for a loft conversion (STPP). Ideally positioned close to local schools, green spaces, and excellent transport links.



Council Tax Band: E



Located on the sought-after Dale View Crescent in the heart of Chingford, this beautifully presented four-bedroom semi-detached home offers generous living space, modern comforts, and an exceptional layout designed for family life and entertaining.

The ground floor welcomes you with a bright entrance hall leading into a spacious dual-aspect reception room, perfect for relaxing or hosting guests. A versatile study provides an ideal work-from-home setup or quiet reading nook. To the rear, a stylish open-plan kitchen and breakfast room spans the width of the home, with direct access to the garden – ideal for summer dining and family gatherings. A convenient downstairs shower room and internal access to the garage enhance practicality.

Upstairs, the property boasts four well-proportioned bedrooms, including a principal bedroom with en-suite bathroom room. A sleek family bathroom caters comfortably to the rest of the household. The layout is thoughtfully designed to suit growing families or those looking for flexible room use such as a guest bedroom or second study.

The property features a private, well-maintained rear garden—an excellent space for outdoor entertaining, children's play, or peaceful retreats. There is also off-street parking via the integrated garage and driveway.

Dale View Crescent is a quiet, tree-lined residential street in a popular part of Chingford. The area is renowned for its green open spaces, with Epping Forest, Ridgeway Park, and Chingford Plains all nearby. Chingford Overground Station offers direct access into London Liverpool Street, making this location ideal for commuters. Families benefit from excellent local schools, including Yardley Primary and Heathcote School & Science College, as well as access to shops, cafes, and amenities along Station Road.

This is a fantastic opportunity to own a spacious and well-appointed home in one of Chingford's most desirable locations. Early viewing is highly recommended.