

Directions

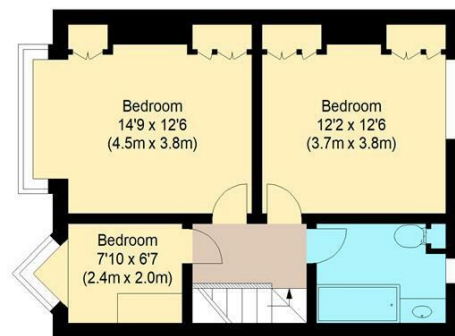
Viewings

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

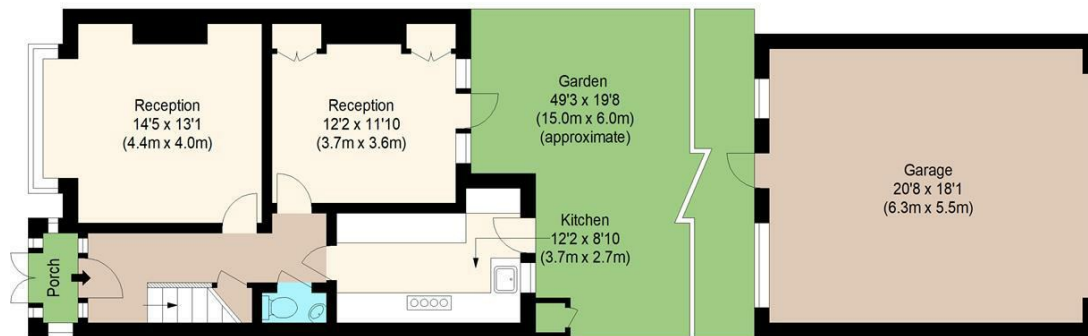
EPC Rating

C

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	
			87
		70	



First Floor



Ground Floor

william rose
Brook Crescent, E4

Approximate Gross Internal Floor Area : 98.16 sq m / 1057 sq ft
Garage/Porch : 35.91 sq m / 387 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: 3/4/2025



45 Brook Crescent, Chingford, London, E4 9ES

Guide Price £500,000

- Three-bedroom mid-terrace family home
- Two reception rooms
- Downstairs toilet
- Detached garage to rear
- Perfect for family's and investors alike
- Exciting potential to renovate and extend stpp
- Driveway for 1 car
- Well-sized rear garden
- Sought-after location
- Chain free

45 Brook Crescent, London E4 9ES

Located on Brook Crescent, Chingford is this three bedroom mid terraced family home with detached garage and drive way. There's potential for further development and the property is being offered for sale chain free.



Council Tax Band: D

Nestled in the heart of Chingford, this charming three-bedroom mid-terrace family home on Brook Crescent offers a fantastic opportunity for those looking to create their dream home. With spacious interiors, a generous garden, and a detached garage, this property has excellent potential for renovation and extension, whether to the rear or into the loft (subject to planning).

The ground floor features two well-proportioned reception rooms, providing ample space for both relaxing and entertaining. The separate kitchen overlooks the garden, offering a bright and airy space that could be reimagined into a stunning open-plan area.

Upstairs, three bedrooms offer comfortable living arrangements, ideal for growing families. A well-sized family bathroom completes the first floor.

Externally, the property boasts a sizeable rear garden—perfect for outdoor dining, gardening enthusiasts, or future expansion. The detached garage provides additional storage or potential workspace, with convenient rear access.

With its sought-after location, close to excellent schools, transport links, and local amenities, this home presents an exciting opportunity to add value and create a truly bespoke living space.

Don't miss the chance to put your stamp on this wonderful property—viewings are highly recommended!

