



Crofton Grove
Chingford | London | E4 6NY

SELLER INSIGHT

“ We bought this house in 2011 and have thoroughly enjoyed our time here. Over the years we have updated it so it is now a contemporary home with everything needed for a modern family. We were initially drawn to the house because it is quiet and safe for children and pets. At the same time we can walk to the supermarket and it is not far to the station where the Overground can whisk you to Liverpool Street in approximately half an hour. There is also a good choice of primary, secondary and independent schools in the vicinity as well as various child friendly activities available.

We love being so close to the parks and the reservoirs as well as the River Lea as there are wonderful places to go for walks and notable landmarks to visit such as the Queen Elizabeth Hunting Lodge and Friday Hill House. We are also close to the town centre with its selection of independent shops, high street stores, pubs and restaurants as well as hairdressers and beauty salons and not too far from the airport at Stansted. Sports enthusiasts can enjoy golf at a variety of venues as well as rugby, tennis and riding in Epping Forest.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

Crofton Grove

Located at the end of a quiet and private cul-de-sac and set back from the road is this charming four bedroom detached house. Built in 1996, it has been delightfully updated and refurbished for modern day living. The house is approached via a driveway, bordered by a front lawn, that leads to the garage, providing parking for multiple vehicles.

The covered front door opens into the hallway, which has solid wood flooring that flows through to the lounge and dining room. The contemporary kitchen is accessed through a wood panelled and multi-pane door from the hall. It has bright white units with black worktops housing a hob, built in oven, fridge freezer, dishwasher and laundry facilities as well as an external door and a door to the good sized dining room, where you can enjoy a meal with friends and family. This, in turn, has wood and glazed double doors to the lounge and, when these are open, it provides a very spacious overall area for entertaining and there is also a charming fireplace you can cosy up to on a cold winter's evening. Also on the ground floor is a cloakroom and a spacious understairs storage cupboard.

Off the first floor landing is a modern bathroom and four bedrooms including one that is designed as an office and one with a trendy en suite shower room and a wall of mirrored wardrobes. There is a large loft that could be developed to provide additional accommodation, subject to the necessary permissions. However nearby houses have extended upwards so it is unlikely there would be a planning issue.

The rear garden is very easy to manage with a wide terrace for al fresco dining and relaxing in the sunshine as well as a large lawn where you can kick a football around. This is surrounded by a solid fence with trees and shrub borders.







Travel Information

Chingford Station	1.7 miles
Canary Wharf	12.2 miles
Charing Cross	12.6 miles
Stansted Airport	28.7 miles

Leisure Clubs & Facilities

Chingford Golf Club	02085241681
Chingford Golf Range	02085292409
Chingford Golf Course	02085292085
Ridgeway Park Tennis Hub	02037940109
Chingford Rugby Club	02085294879
Chingford Leisure Centre	02085238215

Healthcare

The Old Church Surgery	02085295543
Ridgeway Surgery	02085237722
Churchill Medical Centre	02084307020
Whipps Cross University Hospital	02085395522

Education

Primary Schools

Whitehall Primary	0208593813
Chase Lane Primary	02085296827
Parkside Primary	02085594278
Lime Academy	02085294979
Avon House Preparatory	02085041749

Secondary Schools

Chingford Foundation School	02085291853
Heathcote School and Science Coll	02084985110
South Chingford	02085319231
Highams Park School	02085274051
Normanhurst (independent)	02085296307

Entertainment

Pubs and Restaurants

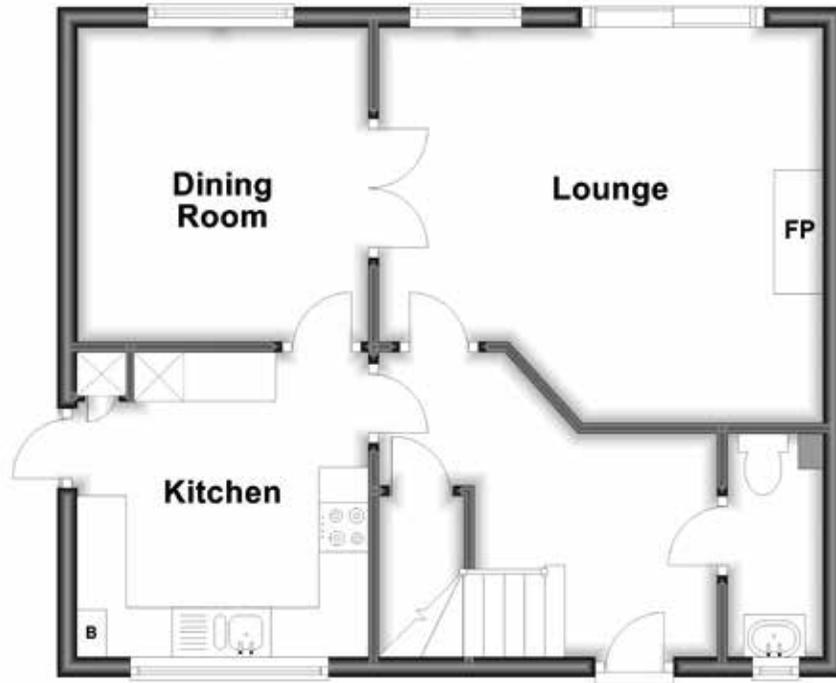
R'N'R cocktail lounge	02085 296060
Spice Station	02085240707
Las Tapas	02085297870
Trattoria Ibleo	02085299329
La Baita	02085298311
Double Bubble Tea	02085294444

Local Attractions / Landmarks

Epping Forest
Odds Farm Park
Mansfield Park
Ridgeway Park
Queen Elizabeth Hunting Lodge
Friday Hill House
Get to know Animals

Ground Floor

Approx. 48.1 sq. metres (518.1 sq. feet)



First Floor

Approx. 48.1 sq. metres (518.1 sq. feet)



Ground Floor

Entrance Hall
Cloakroom
Lounge 14'9 x 13'0
Dining Room 9'8 x 9'7
Kitchen 10'6 x 9'6

First Floor

Landing
Bedroom 1 11'4 x 9'10
En-Suite Shower Room
Bedroom 2 10'5 x 9'10
Bedroom 3 9'10 x 9'6
Bedroom 4 8'0 x 7'2
Bathroom

Outside

Garage
Off Street Parking
Front Garden
Rear Garden

Council Tax Band: F
Tenure: Freehold



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