



Price

£1,100,000
Freehold

Crofton Grove, London, E4

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1.4 miles from Highams Park Station

1.9 miles from Chingford Station

2.2 miles from Woodford Station



A wonderful modern detached house with spacious accommodation that includes an attached annex with a separate entrance as well as access from the main house.



5 bedroom detached house
Situating in a quiet modern development
Attached annex with own entrance and access to the main house
Well maintained rear garden
Selection of good schools with the area





Crofton Grove is a modern development where you will benefit from a peaceful neighbourhood whilst being conveniently located for the local amenities, including schools, parks, a good selection of restaurants and excellent transport links. There are overground stations at both Chingford and Highams Park, both only a short drive away, that will take you into London Liverpool Street in less than 30 minutes.

This house itself boasts well-appointed rooms, providing ample space for all the family. The well-equipped kitchen/diner is a chef's delight with plenty of counter space, storage and built in appliances. There is space for family dining table for everyday meals or keeping the chef of the house company, but for more formal dining there is also a separate dining room. The lounge has a large bay window the front and French doors to the rear opening out to the superb conservatory that offers views out to the well-maintained and designed rear garden. For those that want the option to work from home there is also a study.

To the side of the house is an annex, which was previously the garage, with a small kitchen area, its own lounge and access to Bedroom 1 with an en-suite shower room, which is ideal for teenagers or when you have guests staying. Bedroom 1 can also be accessed from the first floor of the main section of the house so both areas are still connected.

What the owner says...

"When we first started our search for a new house, we wanted something in a central location where all the family would be able to get out and about with ease. So, when Crofton Grove came up we were eager to view it and were very pleased to also see how tranquil this turning was.

We love our kitchen and that it is large enough to comfortably accommodate family and friends for birthday and Christmas celebrations. Our favourite room though is the conservatory, it is a room for all seasons, in the summer you can open the doors and let the breeze in and watch the children play or the birds coming into the garden. In the colder months it is a cosy place to sit quietly with a book or a cup of coffee and watch how the different seasons transform the garden.

We will miss living here and I am sure the new owners will enjoy all the house has to offer as much as we have."

Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Office

9'8 x 8'7 (2.95m x 2.62m)

Lounge

24'5 x 12'3 (7.45m x 3.74m)

Dining Room

12'0 x 10'5 (3.66m x 3.18m)

Conservatory

21'0 at widest point x 14'4 at widest point (6.41m x 4.37m)

Kitchen/Diner

22'8 x 10'10 (6.91m x 3.30m)

Utility Area

FIRST FLOOR

Landing

Bedroom 1

En-Suite Shower Room

Bedroom 2

En-Suite Shower Room

Bedroom 3

Bedroom 4

Bedroom 5

Bathroom

Annex

Entrance Lobby

Lounge/Kitchen Area

(L-shaped) 13'6 x 12'3 (4.12m x 3.74m) plus 5'4 x 3'3 (1.63m x 0.99m)

OUTSIDE

Off Street Parking

Rear Garden

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Viewing: Strictly by appointment with Fine & Country's offices in:

Loughton on 020 8418 0018

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London office

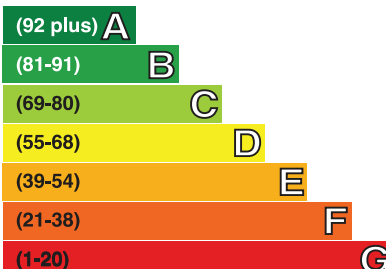
121 Park Lane, Mayfair, London, W1K 7AG



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Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
67	79