



Epping Way, London, E4

BUTLER & STAG



**\*GUIDE PRICE £550,000 -  
£575,000\***

**An end of terrace, five bedroom family home with substantial rear garden.**

**The property offers great scope to update and is located just moments from the open spaces of Epping Forest and the highly sought after Yardley Lane primary school.**



- Five Bedrooms
- End Of Terrace
- Bright Through Lounge
- Bay Fronted Dining Room
- 65' Rear Garden
- Detached Garage
- Epping Forest and Local Parks
- Excellent Schools

Butler & Stag offer this extended, five bedroom family home on a quiet turning in the Drysdale district of North Chingford. The owners have been resident for many decades and decided that they now need something smaller as their family has grown and moved on.

The property offers a bright 21' dual aspect through reception room with doors out to the sunny rear garden, a bay fronted dining room and fitted kitchen with larder. Upstairs, you will find five bedrooms, family bathroom and ample storage.

Externally, to the front of the property you will find off street parking for several vehicles and to the rear the sunny 60'+ South Westerly facing garden is great for entertaining and games with children.

The property is located just moments from highly regarded Yardley Lane primary school as well as popular Chingford Foundation and Heathcote secondary schools. The open spaces of Epping Forest are at the top of the road and you will find many other popular outdoor spaces (parks, Lea Valley Farm) are all part of local life.



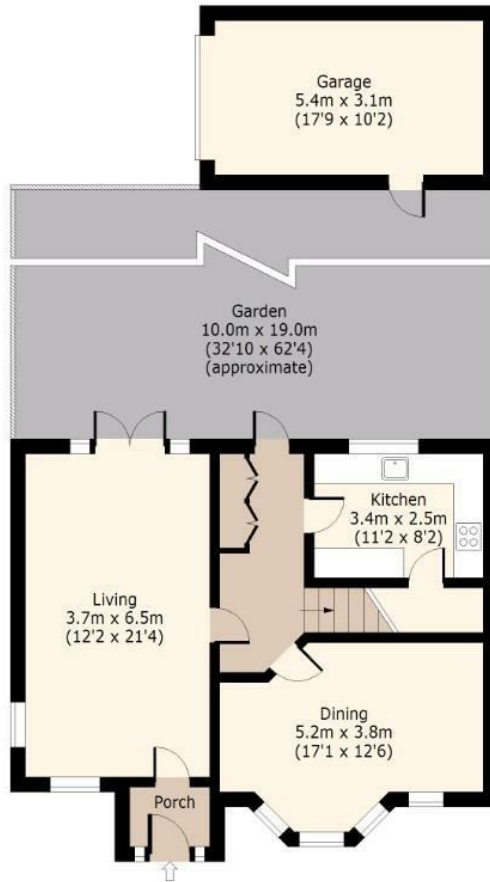




## Epping Way,

### Ground Floor

Approx. 63 Sq. meters (678 Sq. feet)



### First Floor

Approx. 63 Sq. meters (678 Sq. feet)



Total area (Including Porch/ Garage): approx. 144 Sq. meters (1550 Sq. feet)  
 Total area (Excluding Porch/ Garage): approx. 126 Sq. meters (1356 Sq. feet)  
 For illustration purposes only - not to scale  
 www.ipaplus.com

# BUTLER & STAG

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.