



Crescent Road, London, E4

BUTLER & STAG



A thoughtfully presented, two double bedroom, ground floor maisonette located on one of North Chingford's finest roads.

Leasehold

- Two Double Bedroom Garden Flat
- Thoughtfully Refurbished Throughout
- Doorstep Of Epping Forest
- South-West Facing Rear Garden
- Off Street Parking & Garage
- 5 Minute Walk To Chingford Overground



A rare opportunity to own a double-fronted, beautifully furnished two-bedroom garden flat on one of North Chingford's most desirable roads, directly opposite Epping Forest. This home offers generous living space, private sections of garden, and off-street parking, blending charm, comfort, and convenience in an idyllic location.

Inside, the entrance hall provides ample space for coats and shoes, leading into a bright and spacious living room. A charming bay window fills the room with natural light. There is plenty of room for sofas and a dining table, making it an ideal space for relaxing or entertaining. The modern kitchen was newly fitted in 2020, featuring slate surfaces, bespoke cupboard doors, an induction hob, and cork flooring. It is large enough for dining, offering a sociable and functional area. The new boiler, installed in 2020, has been regularly serviced to ensure efficiency. The bathroom was also updated in 2020, with stylish modern fittings and underfloor heating, providing a luxurious touch.

Boasting in excess of 60 square metres of thoughtfully designed living space, this flat is finished to a high standard. It benefits from a long lease with 977 years remaining and no service charge or ground rent. The property has its own private front door facing the forest, creating a welcoming and secluded entrance.

The property includes two double bedrooms. The first bedroom, positioned at the front, features a bay window, space for a super king-size bed, and ample storage. The second bedroom, located at the rear, is also a double and is currently used as a study, making it a versatile space. Throughout the flat, oak flooring adds a timeless elegance, polished and treated with Osmo white oil.

Stepping outside, the south-west facing rear garden extends to 60 feet, featuring a covered porch with seating, herb beds, a lawn, a wildflower patch, fruit trees, a vegetable bed, and a greenhouse. The front garden includes off-street parking, a planted border, and space for a table and chairs, making it the perfect spot to enjoy breakfast while taking in the morning sun by the forest. Additionally, the property benefits from a 17-foot on-site garage, with the door serviced in 2023, as well as a large 120-foot plot that includes shared outdoor space to the side and near the garage.

The location is truly exceptional, with Epping Forest directly opposite, offering 2,400 hectares of ancient woodland to explore. Chingford Plain is just a few minutes walk away, and the Warren Pond Road entrance to the forest is conveniently located around the corner, opposite the Queen Elizabeth pub. A five-minute stroll through the forest leads to the Visitor Centre and the newly opened Royal Forest pub, restaurant, and hotel. The high street is also within easy reach, offering a variety of supermarkets, restaurants, a post office, and other essential amenities. For those who enjoy an active lifestyle, The Connaught Club is nearby, providing facilities for gym workouts, tennis, and more.

Transport links are excellent, with Chingford train and bus stations just a seven-minute walk away. The journey to Liverpool Street takes only 27 minutes, and Walthamstow Central, offering access to the Victoria Line, is just nine minutes away, making this a perfect location for commuters.

This exceptional property offers a unique blend of urban convenience and natural tranquillity. Book your viewing today to fully appreciate this beautiful home.

A word from the owner:
 "We've lived here for 5 years and love it. Our young family are moving back up north, and we'll miss this place very much. We enjoy living next to the trees on this quiet street and being a couple of steps from a walk in the forest. We love the wildlife here, from the deer and muntjacs that can be seen right on our street, to the woodpeckers and hummingbird hawk moths that visit our garden

The front of the flat gets the morning sun, a nice spot to sit outside for breakfast. The south-west facing back garden gets the afternoon and evening sun. The kitchen flows nicely into the garden, which is great for relaxing, socialising, and growing plants and vegetables. Crescent Road is a lovely quiet street, and it's a 5-minute walk through the forest to the Epping Forest Visitor Centre, the newly reopened Royal Forest pub and restaurant, and Queen Elizabeth Hunting Lodge. It's a short stroll past Chingford Plain to the Overground for Liverpool Street in less than half an hour or a short hop to Walthamstow for the Victoria line."





Crescent Road

Approx. Gross Internal Area 73.9 Sq M (795.4 Sq Ft)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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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.

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