



Woodberry Way, Chingford, E4

BUTLER & STAG



GUIDE PRICE £1,400,000 - £1,500,000

An exceptional family home with the open spaces of Epping Forest on the doorstep, many highly regarded local schools (state & independent) nearby and TFL 5 Transport.



Freehold

- Six Bedroom Family Home
- Stunning Open Plan Kitchen/Living Area
- Garden In Excess of 130'
- Detached Garage & Off Street Parking
- Epping Forest + TFL 5 Transport
- Beautifully Updated
- Two Reception Rooms (Home Office?)
- Four & A Half Bathrooms
- Panoramic Views
- Chain Free

Located on a leafy North Chingford turning, Butler & Stag are delighted to offer for sale this exceptional, six bedroom period family home that has been refurbished to a very high standard indeed.

Retaining the high ceilings and large windows commonly found in 1930's properties, the owners have made maximum use of the space and light to ensure that the whole house feels naturally warm and welcoming throughout.

The flexible accommodation offers two reception rooms on the ground floor (one to be used as a home office?) in addition the the impressive, 25' kitchen/dining room, with high quality fitted kitchen units, preparation island, quartz worktops, integrated appliances and show stopping full width bi-fold doors that open the rear of the house out to the stunning 130' garden with Southerly aspect. Additionally on the ground floor, a guest WC and well proportioned utility room.

Upstairs, you will find six double bedrooms over two floors (four first, two second) with the supreme flexibility of two rooms with en-Suite and two family bathrooms making children and guest accommodation a breeze.

Externally, to the front of the property there is drive parking for several vehicles, with side access to a refurbished detached garage. At the rear, directly off the stunning kitchen/diner, the York stone paved patio is the perfect place to entertain on sunny days, and this in turn leads an established garden that extends 130' with that Southerly aspect meaning all day sunshine.

North Chingford is supremely popular with families, with outstanding schooling, Epping Forest on the doorstep, Golf, Cycling, Tennis, Rugby, Sailing and Equestrian facilities nearby. Access to the City and West End is well catered for with Chingford (TFL 5) taking less than thirty minutes to Liverpool Street.

Council-Waltham Forest
Tax Band- G





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Approx. Gross Internal Area(Including Garage) 2549 Sq Ft - 236.80 Sq M

Approx. Gross Internal Area(Excluding Garage) 2409 Sq Ft - 223.80 Sq M

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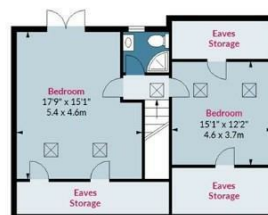
Ground Floor

Floor Area 1075 Sq Ft - 99.87 Sq M



First Floor

Floor Area 853 Sq Ft - 79.24 Sq M



Second Floor

Floor Area 481 Sq Ft - 44.68 Sq M

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.

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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.

BUTLER & STAG

☎ 020 8504 9000

🏠 184 Queen's Road, Buckhurst Hill, IG9 5BD

✉ buckhursthill@butlerandstag.com

www.butlerandstag.uk