



Friars Close, London, E4

BUTLER & STAG



A beautifully refurbished two-bedroom terraced home, offering well-balanced accommodation across two floors and finished to a modern standard throughout.



Freehold

- Stunning Terraced Family Home
- Two Double Bedrooms
- Private Rear Garden
- Further Potential To Extend STTP
- Finished To Exacting Standards Throughout
- Open Plan Living
- Allocated Parking & Residents Guest Parking Available
- Freehold

The ground floor comprises a welcoming entrance hallway leading into an impressive open-plan kitchen, dining, and living space. This bright and versatile area provides ample room for both relaxing and entertaining, with a contemporary kitchen layout and direct access to the rear—ideal for modern lifestyles.

Upstairs, the first floor offers two well-proportioned bedrooms. The principal bedroom is a generous double, while the second bedroom is perfect as a guest room, nursery, or home office. A stylish family bathroom is also located on this level, accessed from the landing.

With a total internal area of approximately 58 sq. metres (623.8 sq. feet), the property makes excellent use of space and benefits from its recent refurbishment, ensuring a move-in-ready finish throughout.

Outside, you will find a private rear garden, ideal for enjoying a morning coffee or hosting summer barbecues.

Situated in a quiet cul-de-sac, this property offers a peaceful retreat from the hustle and bustle of city life. The convenience of parking for one vehicle adds to the appeal of this home, making it perfect for those with a car. For families with children, the proximity to great local schools is a definite plus, making the morning school run a breeze. Additionally, being close to parkland provides the perfect opportunity for leisurely strolls or picnics on sunny days.

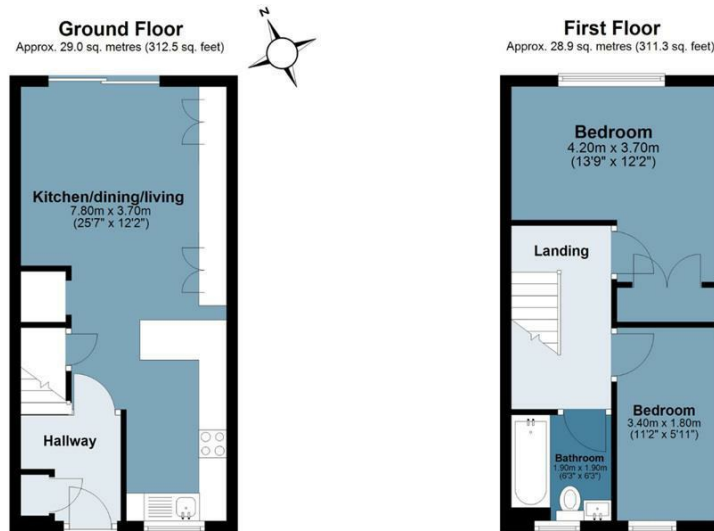




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Approx. Gross Internal Area 58.0 sq. metres 623.8 sq. feet)



Total area: approx. 58.0 sq. metres (623.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

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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.