



Woodberry Way, Chingford, E4

BUTLER  STAG



GUIDE PRICE £1,250,000 - £1,300,000. Nestled in a desirable location in North Chingford, on the doorstep of Epping Forest, this spacious and beautifully designed home offers versatile living across multiple levels, perfect for families and those who love to entertain.



Freehold

- Desirable 1930's Semi Detached Family Home
- Prime North Chingford Location
- Four Reception Rooms
- Outbuilding with Sauna
- Off Street Parking For Two Cars
- Over 2,400 Of Living Accommodation
- Five bedrooms Plus Loft Room
- Full Integrated Shake-Style Kitchen

Guide Price - £1,250,000 - £1,300,000. Nestled in a desirable location in North Chingford, on the doorstep of Epping Forest, this spacious and beautifully designed home offers versatile living across multiple levels, perfect for families and those who love to entertain.

The ground floor boasts a welcoming hallway leading to an elegant living room, a cosy reception room featuring a wood-burning stove, and a generous lounge with french doors that open on to the gorgeous, mature garden. The lounge seamlessly connects to an open-plan kitchen and dining area. A convenient utility space and an integrated garage add to the practicality of this stunning home.

On the first floor, five well-proportioned bedrooms provide ample space for relaxation, complemented by a stylish family bathroom and an en-suite for added comfort. A second-floor loft room offers additional flexible space, ideal as a home office, guest room, or creative retreat, the space also has additional room for extension (STPP)

Beyond the main house, an impressive outbuilding features space for a gym, an electric sauna, a lounge, and a kitchenette, making it an excellent space for a home business, guest accommodation, or a personal retreat.

With its thoughtful layout and abundance of living space, this exceptional property presents a rare opportunity for those seeking comfort, style, and functionality in a prime setting.

Nestled on the edge of Epping Forest, this sought-after area provides stunning green spaces for outdoor enthusiasts, while its charming high street is lined with independent boutiques, cosy cafés, and excellent restaurants. With strong transport





Woodberry Way

Approx. Gross Internal Area 226.4 Sq M (2437.4 Sq Ft)

BUTLER & STAG



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.

© @modephotouk www.modephotoc.co.uk

BUTLER & STAG

☎ 020 8504 9000

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

✉ buckhursthill@butlerandstag.com

www.butlerandstag.uk

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.