



Woodberry Way, North Chingford, E4

BUTLER & STAG



**Guide Price - £1,500,000-  
£1550,000.**

**A truly unique property,  
spanning 3 floors and  
nearly 3,500 sq ft in a  
prime North Chingford  
location backing onto  
Epping Forest.**



## Freehold

- Over 3,500 Sq Ft Of Internal Living Accommodation
- 170' West Facing Rear Garden Backing Onto Epping Forest
- Dual Neff 'Slide And Hide' Ovens
- Principal Master Bedroom With His And Hers En-Suites And Dressing Rooms
- Urban Myth Kitchen With Gaggenau Appliances & Separate Utility Room
- Perfect Multi Generational Living

Set in one of the area's most sought-after locations, this beautifully designed residence offers a rare blend of contemporary luxury and versatile living, ideal for modern family life and multi-generational living.

At the heart of the home is a stunning Urban Myth kitchen, complete with a Gaggenau fridge freezer and slide-and-hide Neff ovens — a dream space for both everyday living and entertaining. The open-plan layout flows seamlessly into a striking sunken lounge, creating a dramatic yet welcoming central hub.

The principal bedroom suite is a true retreat, featuring separate his and hers bathrooms for the ultimate in comfort and privacy.

Flexibility is at the forefront of this home's design, with a self-contained annexe perfect for extended family, guests, or independent living — with the option to easily reintegrate into the main house if desired.

Outside, the property boasts a beautifully landscaped, west-facing rear garden stretching approximately 175 feet, offering direct access to the breath-taking Epping Forest beyond — an unparalleled backdrop for tranquil living.

Living in North Chingford offers the perfect blend of village charm and city convenience. Epping Forest provides beautiful green spaces, scenic walks, and a peaceful atmosphere, making it especially appealing for families and those seeking a quieter lifestyle. The area boasts a strong community feel, with independent cafes, local shops, and excellent schools contributing to its friendly, welcoming vibe.

Despite its picturesque setting, North Chingford is well-connected. Chingford Station offers direct trains into London Liverpool Street in 20 minutes, making it ideal for commuters. With just a five minute walk to the train station.

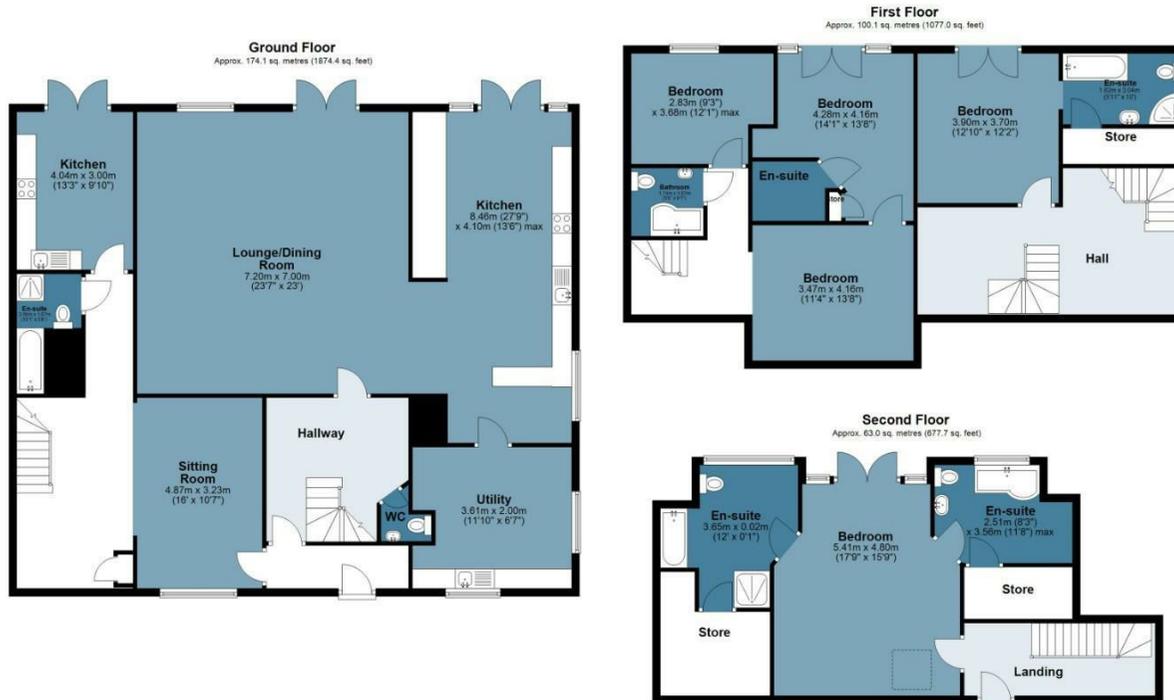




# Woodberry Way

Approx. Gross Internal Area 337.2 Sq M ( 3629.1 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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