



Frederica Road, Chingford, E4

BUTLER & STAG



SALE AGREED, SIMILAR HOMES REQUIRED FOR WAITING BUYERS

An exquisite, award winning five bedroom detached family residence in the heart of popular North Chingford.



Freehold

- Impressive Family Home
- Award Winning Architectural Design
- Galliered Office Area
- Central North Chingford
- Five Bedrooms
- Stunning Atrium/Entrance Hall Design
- Off Street Parking
- Excellent Schools and Transport

The Willows was voted "Best New Build House" in Waltham Forest on completion and it's easy to see why. Very careful attention was paid to making sure that this impressive home sits well in the street, yet offers space and light that discerning owners appreciate.

On entering the property, you are greeted by an impressive vaulted atrium entrance hall with glazed uppers that just fill the space with natural light and create a stunning centrepiece. As well as having quiet and secluded living areas, the open plan kitchen living space at the rear is where most families will congregate on a daily basis. The kitchen area is fitted with high quality appliances, polished stone worktops and has a beautiful picture window giving views across the rear garden. The living area offers ample space for families and entertaining, with dual aspect bi folding doors open the entire living area out onto the garden which is a private and welcoming space that just spreads out in front of you.

Upstairs, each of the bedrooms is a comfortable double with bedrooms one offering luxury en-suite facilities, bedroom one also offers a galleried area that is cleverly used as a home office by the current occupants.

Externally, to the front of the house you will find off street parking for several vehicles and to the rear, the sunny wall enclosed garden is laid with mature lawns, patio areas and established beds that are carefully planned to be low maintenance. Additionally, there is an outbuilding that is currently equipped as a gym but would equally make a charming summer house or a home office.

Frederica Road is a popular, tree lined turning that is renowned locally for its sense of community, there have been many occasions when local residents have held communal street events and it attracts people that value access to the local schools, transport, Station Road shops and the open spaces of Epping Forest.





Frederica Road,



Ground Floor
Approx. 144.74 Sq. meters (1558 Sq. feet)



First Floor
Approx. 129.78 Sq. meters (1397 Sq. feet)



Second Floor
Approx. 106.28 Sq. meters (1144 Sq. feet)



Total area (including Balcony/Green House) approx. 408.67 Sq. meters (4366 Sq. feet)
Total area (excluding Balcony/Green House) approx. 385.80 Sq. meters (4159 Sq. feet)
For illustration purposes only - not to scale
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184 Queen's Road, Buckhurst Hill, IG9 5BD



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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