



The Ridgeway, Chingford, E4

BUTLER & STAG



**\*GUIDE PRICE**  
**£1,250,000 - £1300,000\***  
**A substantial, detached**  
**mock Tudor home**  
**located on the**  
**prestigious Ridgeway in**  
**leafy North Chingford.**



## Freehold

- Four Bedrooms + Dressing Room
- In excess of 2500 sq ft of accommodation
- Beautifully Presented
- Drive Parking For Several Vehicles
- Detached and on a sizeable plot
- Exceptional Living Space
- Landscaped Rear Garden
- Close to Parkland/Epping Forest

Located on the prestigious "Ridgeway" in popular North Chingford, Butler & Stag are delighted to offer this substantial four bedroom plus dressing room family home. Tudor Oaks is presented in beautiful condition and has been a fantastic home to the current owners and their growing family.

With over 2500 sq ft of accommodation over two floors the property offers ample family/entertaining space, and is well placed for local facilities.

On entering, the first thing that strikes you is the wide entrance hall, this leads through to the family living room/drawing room that combined extend near 40' and have views across the front and the pretty rear garden., a garden room, lounge area and a bar area, perfect for keeping guests happy.

Additionally, we have a modern fitted kitchen, utility room and guest WC. Upstairs, each of the four bedrooms is well proportioned in keeping with the style of property, and bedroom one has a sensational walk in dressing room that offers doors out to the rear sun terrace that is also accessible via bedroom two.

Externally, to the front of the property, we have block paved drive parking for several vehicles, and at the rear, the beautifully landscaped rear garden extend 60' and has well stocked planted borders, mature lawn and a broad patio area that leads directly from the garden room.

The Ridgeway is a wide boulevard that leads from Church Lane and terminates at the Village Green at the start of Station Road, With a fantastic array of independent businesses, shops and restaurants and of course Chingford Station (TFL 5) will have you in Liverpool Street in less than 30 minutes.

North Chingford is highly prized for it's educational and sporting facilities. With many well respected state and independent schools on hand as well as golfing, tennis, rugby and equestrian centres nearby.





# The Ridgeway

Approx. Gross Internal Area 236 Sq M ( 2540.6 Sq Ft )



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.



☎ 020 8504 9000

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

✉ buckhursthill@butlerandstag.com

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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