



The Green, Chingford, E4

BUTLER & STAG



## \*GUIDE PRICE

£1,500,000 -

£1,700,000\*

**An exceptional period home in the very heart of North Chingford.**



## Freehold

- Impressive Five Bedroom Home
- Opposite Village Green/Church
- Heated Pool
- Garden Leisure Centre/Sauna
- Outstanding Local Schools
- Period Red Brick
- Stylishly Presented
- Home Office
- Multimedia Room
- Chingford TFL 5

An impressive Red Brick Period home in central North Chingford. Acquired by the current owners in 2012, the property is now a thoroughly and stylishly updated home that is supremely located for access to the outstanding facilities the North Chingford has to offer.

Set behind gates, a carriage driveway allows secure parking for several vehicles meaning that when family and guests attend there is always space directly at the property.

Internally, and including the garden/leisure room we have over 3500 sq ft of accommodation that is arranged in a manner that families can congregate in the stunning kitchen/dining room or spend time in one of the two living/reception rooms or indulge in a movie in the sensational cinema/multimedia room.

On the practical side, the property offers a fully fitted utility and garage with through access to the rear garden.

The Kitchen/Dining room itself is fully fitted with bespoke kitchen units, high quality branded appliances, ambient lighting and a large breakfast bar/island for impromptu dining that supplements the more formal dining area... Set specifically in relation to the bi-folding rear doors to maximise the natural light and views out across the stunning rear garden and pool area. Supplementary to the kitchen is a separate fully fitted utility room with ample space for several washing machines/dryers and storage space.

Both the living room and family room have been thoughtfully modernised yet retain period style fireplaces and ceiling coving that sit stylishly alongside the contemporary décor with designer wall finishing's and high-quality deep pile carpets. Running a business has been a key consideration for the vendors, and to accommodate they have installed a fully equipped home office that allows a little separation from the rest of the house so that calls and Zoom meetings can be carried out without interference.

Finally, the Cinema/Multimedia room. Currently housing a large smart TV, the

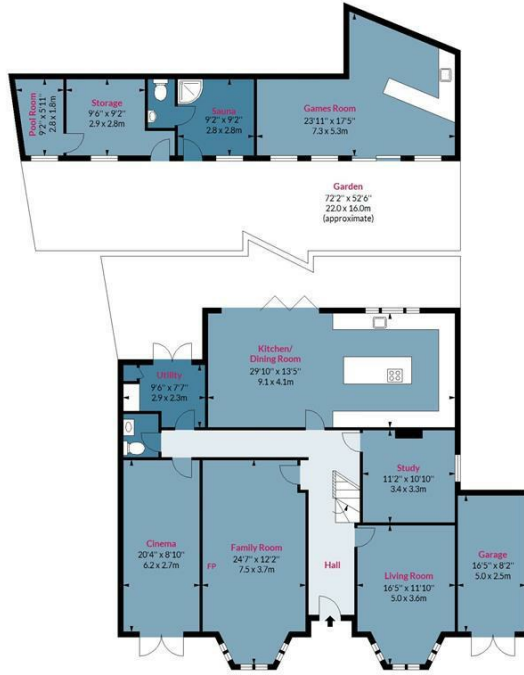




## The Green, E4

Approx. Gross Internal Area(Including Out Building) 3557 Sq Ft - 330.45 Sq M  
 Approx. Gross Internal Area(Excluding Out Building) 3003 Sq Ft - 278.98 Sq M

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**Ground Floor**

Floor Area 1652 Sq Ft - 153.47 Sq M



**First Floor**

Floor Area 1351 Sq Ft - 125.51 Sq M

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.

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**BUTLER & STAG**

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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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