



The Drive, Chingford, E4

BUTLER & STAG





**\*GUIDE PRICE £1,400,000 - £1,450,000\***

**An outstanding period home (1893), comprising five bedrooms, three bathrooms and offering close to 2500 sq ft of bright accommodation. Highly desirable North Chingford Location. Excellent access to Schools, Transport, shops and open spaces of Epping Forest.**



## Freehold

- Beautifully Appointed Five Bedroom Family Home
- High Quality Fittings Throughout
- Three Bathrooms (Inc Two En-Suite) With Luxury Appliances
- Fantastic Living Spaces
- Stunning Kitchen/Dining Room
- Close To 2500 sq ft

An impressive 2500 sq ft Victorian (In a Tudor Style) residence set on a premier North Chingford turning.

The property has been impeccably and stylishly updated by the current owners, who have taken great care to make sure that they have retained the desirable natural light, period features and high ceilings, whilst offering a functional, modern living space that families require today. With a formal living room, open plan reception area with access to the enclosed courtyard and the stunning kitchen/dining room with full width glazed doors that open to bring the evergreen/Ibiza inspired garden into the living space of the home.

Upstairs and over two floors, there are five well proportioned double bedrooms, with the master benefitting from high quality en-suite and bedrooms two/three also offering en-suite Jack & Jill facilities.

Externally, to the front you will find drive parking for one vehicle, and at the rear, the wall-enclosed garden has been made into an inviting indoor/outdoor living space that can be appreciated all year round and is easily accessed via the kitchen/dining room.

The Drive is a wide, tree lined avenue to the West of Station Road with a broad selection of independent shops, bars and restaurants that is especially popular over the spring and summer months. Local schooling is excellent, with very highly regarded state and independent schools nearby, and access to the City & West End is well catered for by Chingford Station (TFL 5, Liverpool St 27 Minutes).









# The Drive



Approx. Gross Internal Area 225.0 sq. metres (2422.1 sq. feet)



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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