



Mount Echo Avenue, London, E4

BUTLER & STAG



**GUIDE PRICE £1,500,000 -
£1,600,000**

An impressive family residence offering close to 3000 sq ft of accommodation in one of North Chingford's most desirable locations. EXCELLENT access to local schools, transport (Chingford TFL 5, 1.2 miles) and the open spaces of EPPING FOREST. Chain Free.



Freehold

- Seven Double Bedrooms
- Stunning Kitchen/Dining Room
- Beautifully Updated
- Rear Garden In Excess of 60'
- Three Bathrooms (including En-Suite)
- Close To 3000 sq ft of Family Accommodation
- Clever Interior Detailing
- Elevated Position With Far Reaching Views

Available to view now, Butler & Stag are delighted to offer for sale this exquisite, seven bedroom family home that is set in an elevated position on one of North Chingford's most desirable tree lined turnings.

The property has been the subject of a thorough and stylish refurbishment, and finished to a very high standard.

On entering, the first thing that strikes you is the scale of the entrance hall, very wide, with tessellated flooring and cool panelling to the walls, it sets the tone for the property as a whole.

The reception room measures over 26' and offers dual aspect with views from the front and bi-folding doors that lead out to the rear garden.

The kitchen/dining room has been beautifully modernised, with high quality, shaker style wall and base units, contrasting natural wood worktops and stylish feature lighting. Again, bi-folding doors give direct access to the rear garden.

Upstairs, across two floors you will find seven well proportioned bedrooms and three bath/shower rooms, giving ample living space for family, guests and the layout works extremely well for families that employ au-pair help.

Externally, the broad frontage allows for a lawned front garden as well as drive parking for several vehicles, and at the rear the sunny garden offers an established lawn area as well as a broad decked area that is accessed directly from the reception and kitchen/diner, and a stand alone wine cellar.

Mount Echo Avenue is a popular residential turning, giving easy access to the shops, bars and independent restaurants of Station Road, and Chingford Station, with new rolling stock that will have you in to Liverpool Street in 27 minutes. Being the first stop on the line, a seat is fairly well assured.

North Chingford is highly sought after for its access to some outstanding schooling (State & Independent) and the open spaces of Epping Forest give excellent sporting opportunities, with several Golf Clubs, Equestrian Centres nearby as well as Tennis, Rugby, Sailing and Running all being represented.

Available on A Chain Free Basis.





Mount Echo Avenue

Approx. Gross Internal Area 262.4 Sq M (2824.1 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.



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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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