



The Charter Road, Woodford Green, IG8

BUTLER & STAG



**Detached, executive home tucked away in one of Woodford's most exclusive roads. Spanning over 2,600 sq feet of internal living area, The Charter Road offers space for all the family.**



## Freehold

- Detached executive home in Woodford Green
- Close to Highams Park and Woodford Central Line
- Principal bedroom with dressing room and en-suite
- Separate utility room
- South facing garden
- Electric security gates
- Short walk to Highams Park Lake
- Close to good schooling

This exceptional four-bedroom detached family home, set on a substantial plot adjacent to green spaces and woodland of Highams Park and Woodford Green, situated within a stone's throw of Highams Park Field and Lake, this property enjoys a prime position on The Charter, the premier road of the Highams Estate. Both Highams Park Overground Station and Woodford Central Line Station are easily accessible, ensuring excellent connectivity.

Upon entering this impressive home through a large gated frontage, you are greeted by a stunning reception hall. Spanning over 2600 sqft, this double-fronted detached residence provides spacious accommodation. The ground floor features a large lounge that flows into a dining room, a study, and a kitchen diner leading to a utility room. Additionally, there is a further reception room currently used as a studio. The property boasts numerous features, including an in-house speaker system.

The first floor offers a generously sized galley landing, four bedrooms, and three bathrooms, two of which are en-suites. The master bedroom is particularly noteworthy, offering ample space and panoramic views of the rear aspect and the London skyline.

The rear garden is a tranquil retreat, well-maintained and surrounded by mature trees. It features a large patio, perfect for morning coffee, evening wine, and alfresco dining, followed by a lawn section with shrub borders. The front of the property includes block paving, shrub borders, and an attractive front garden, providing off-street parking.

The Charter is a highly sought-after road with popular cafés and restaurants along The High Road. The property's location is ideal for commuting, with easy access to the M25 and M11 junctions. Families will appreciate the excellent choice of outstanding private, state, and grammar schools nearby, including the Ofsted outstanding Woodford County School for Girls. Additionally, Epping Forest is a short walk away, offering ample opportunities for outdoor activities.





## Charter Road

Approx. Gross Internal Area 241.8 sq. metres ( 2602.6 sq. feet)

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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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☎ 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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