



Beresford Road, Chingford, E4

BUTLER & STAG



**Exquisite three bedroom Edwardian family home in a hugely desirable E4/North Chingford Location. Tastefully refurbished, with an impressive open plan kitchen/dining room and separate reception/TV room. Excellent access to Epping Forest open spaces, Chingford Station (TFL 5, Liverpool Street 27 minutes) and some very well regarded local schooling.**



## Freehold

- Beautifully Presented Three Bedroom Edwardian Semi-Detached
- Parquet Hardwood Flooring
- High Quality Fittings Throughout
- Close To Open Spaces Of Epping Forest
- Impeccably Refurbished
- Stylish Kitchen/Dining Room
- Drive Parking + Garage
- Excellent Local Schooling & Transport (Chingford TFL 5)

Nestled in the sought-after Beresford Road, London, this Edwardian house is a true gem waiting to be discovered. Boasting two reception rooms, three bedrooms, and two bathrooms across 1188.00 sq ft, this property offers ample space for comfortable living.

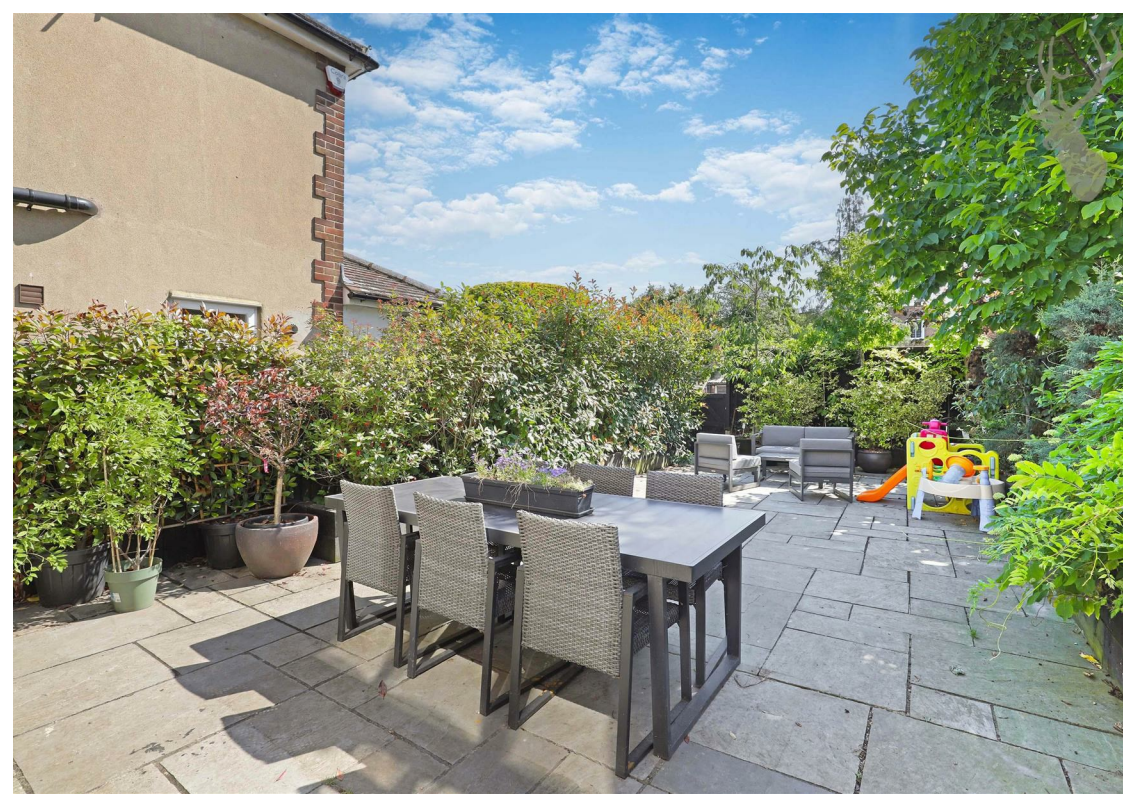
As you step inside, you'll be greeted by a meticulously refurbished interior that exudes elegance and style. The high-quality finishes and sophisticated colour palette elevate the living experience to new heights, creating a space that is both modern and inviting.

The heart of this home lies in the stunning open plan kitchen/dining room, a perfect setting for social gatherings and entertaining, with door that leads to the rear garden, you can seamlessly blend indoor and outdoor living, allowing natural light to flood the space.

Situated in the desirable North Chingford/E4 area, this property benefits from its proximity to the vast greenery of Epping Forest, ideal for leisurely strolls and outdoor activities. Additionally, the convenience of Chingford Overground (TFL 5) ensures easy access to the city, perfect for commuters.

With parking available for two vehicles and a separate garage, this Edwardian family home ticks all the boxes for those seeking a harmonious blend of comfort, style, and convenience. Don't miss out on the opportunity to make this charming property your own and enjoy the best of what London living has to offer.

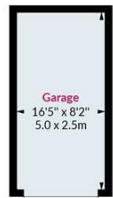




## Beresford Road, E4

Approx. Gross Internal Area 1188 Sq Ft - 110.37 Sq M

BUTLER & STAG



### Basement

Floor Area 135 Sq Ft - 12.54 Sq M



### Ground Floor

Floor Area 547 Sq Ft - 50.82 Sq M



### First Floor

Floor Area 506 Sq Ft - 47.01 Sq M



Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 26/6/2024

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.

BUTLER & STAG

☎ 020 8504 9000

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

✉ buckhursthill@butlerandstag.com

www.butlerandstag.uk