



Connaught Avenue, Chingford, E4

BUTLER & STAG



A gorgeous newly built home located in the highly sought-after Connaught Ave, North Chingford. Finished to a very high standard throughout, with just over 2,000 square feet of living space over three floors, this is an immaculate family home.

Freehold £1,250,000



- Highly Desirable North Chingford Location Near Epping Forest & Overground
- Over 2,000 sq Of Living Accommodation
- Principal Suite With En-Suite & Dressing Room
- Off-Street Parking
- 10 Year Build Zone Warranty
- Bi-Folding Doors Onto South Facing Garden
- Built In Wardrobes
- Gorgeous Open Plan Kitchen/Dining/Family Room Area

As you step into the spacious, welcoming hallway, you'll find a set of double internal doors on the right leading to the bright and airy 195-square-foot reception room. The ground floor is beautifully finished with Amtico parquet-style flooring and soft white walls. Next, you'll enter the stunning skylit kitchen/dining/family room area, offering 395 square feet of space. This modern kitchen features an array of two-tone off-white cabinets, integrated mid-height ovens, and a large central island with a sink and breakfast bar. Bifold doors open effortlessly to a secluded garden with a resin-bound gravel patio leading to a lush lawn.

Upstairs, the first floor houses three bedrooms and two bathrooms. The rear double bedroom offers 130 square feet of space, while the family bathroom is fully tiled in neutral tones and includes a modern freestanding tub, rainfall shower, vanity sink, double windows, and a vertical radiator. At the front, the second double bedroom spans 195 square feet and features bespoke built-in wardrobes. The third bedroom, at 65 square feet, is ideal as a nursery or home office. Soft neutral carpeting runs throughout the bedrooms and landing.

The top floor reveals the impressive loft suite, offering 370 square feet of living space and a luxurious 130-square-foot dressing room. This floor also includes a boutique-style en suite shower room, adding a final touch of elegance.

Located less than a ten-minute walk from Chingford Station, you can catch regular Overground trains to Liverpool Street in under half an hour. Station Road and its convenient amenities are just as close, and the vast beauty of Epping Forest is only a two-minute stroll from your new home, with several smaller parks nearby as well.

Living in North Chingford offers a peaceful, suburban lifestyle with easy access to both nature and city amenities. Situated near the edge of Epping Forest, it's an ideal spot for those who enjoy outdoor activities like walking and cycling, with beautiful green spaces just a short distance away. The area has a strong sense of community, with a variety of independent shops, cosy cafés, and local pubs, creating a village-like atmosphere. Despite its tranquillity, North Chingford is well-connected to central London via Chingford Station, making it perfect for commuters. Families are also drawn to the area for its good schools and safe, residential feel.





Connaught Avenue

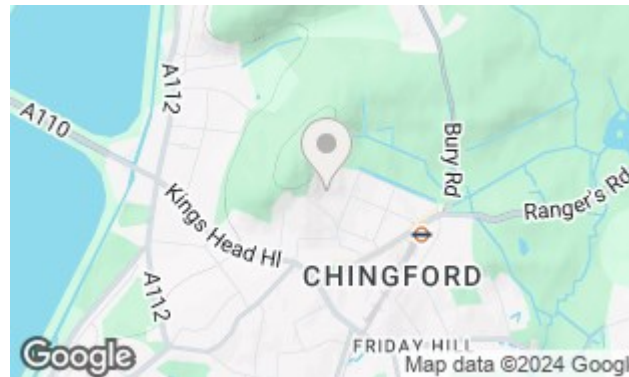
Approx. Gross Internal Area 189.5 sq. metres 2040.3 sq. feet)



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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87 93
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



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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.