



British Legion Road, Chingford, E4

BUTLER & STAG



A substantial 5-bedroom semi-detached family home tucked away in a quiet cul-de-sac in North Chingford within walking distance to Chingford Over Ground and Epping Forest.



Freehold

- Quiet Cul-De-Sac
- Off Street Parking For A Number Of Cars
- Walking Distance To Chingford Station & Epping Forest
- Games Room
- Five Bedrooms
- Two Reception Rooms + Study + Utility
- Fabulous Rear Garden
- Excellent Schooling (State + Independent)

Set on a quiet Chingford Cul-De-Sac and overlooking a green, Butler & Stag are delighted to offer for sale this outstanding, five-bedroom, two-bathroom family home.

Arranged over two levels (not loft converted) it means the property offers outstanding living space that is horizontal, not vertical.

On entering, the first thing that you notice is the broad entrance hall and that sets the tone for the rest of the property. The main reception room offers views down the drive and across the green, the family room gives added versatility and the study/home office provides excellent work-from-home functionality if needed.

The kitchen/dining room measures over 25' and is fitted with a full range of wall and base units, with integrated appliances and with doors out to the rear garden. Upstairs, each of the five bedrooms is a comfortable double and a further guest bathroom on the ground floor supplements the family bathroom.

Externally, to the front of the property, you will find a gravelled drive with parking for several vehicles. At the rear, the garden needs to be seen, measuring more than 100' with mature planted borders an established lawn and a broad patio area that is ideal for entertaining.

British Legion Road is a quiet turning close to the heart of North Chingford. With some excellent State and independent schools nearby, the location is a magnet that prizes educational and sports facilities.

Station Road is the local High Street, with a range of popular restaurants, coffee shops and supermarkets and Chingford Station (TFL 5) gives access to the City and West End on new, clean trains with Liverpool Street just 27 minutes.





British Legion Road

Approx. Gross Internal Area 190.4 Sq M (2049.6 Sq Ft)

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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.

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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