



Mornington Road, Chingford, E4

BUTLER  STAG





**\*GUIDE PRICE £1,150,000 - £1,250,000\***

**A stylishly presented family home set on a leafy North Chingford turning. Retains beautiful period features.**

**Quiet Turning, some excellent local schooling (State & Independent). Epping Forest nearby and TFL 5 transport (Liverpool Street less than 30 minutes)**



## Freehold

- Five Bedroom Family Home
- 85' South Westerly Rear Garden
- Tree Lined Turning
- Epping Forest
- Beautiful Period Features
- Two Bathrooms
- Outstanding Schools Nearby
- Shops/Bars/Restaurants on Station Road

Set on a sunny, tree lined North Chingford turning, Butler & Stag are delighted to offer for sale this exceptional Five Bedroom, Two Bathroom, semi detached Family home.

The property has been sensitively updated by the current owners who where at pains to make sure that period charm be retained, and as such you will find beautiful fireplaces, striped wood flooring and decorative cornices throughout.

On entering, you are greeted by a broad entrance hall with original tiled flooring and cast iron fireplace. a bright bay fronted reception room, sitting room (with doors out to garden) and an updated kitchen/breakfast room (again with doors out). Upstairs, spanning two floors you will find five well proportioned bedrooms with family bathroom on the first floor and en-suite facilities to the top floor bedroom. Externally, at the rear the garden extends in excess of 85' and has a South Westerly aspect. With established lawns, well stocked, mature planted borders and a sunny patio area for entertaining. To the front there is drive parking and a wall enclosed garden (again well stocked with mature plantings).

Mornington Road is a quiet turning set at the foot of the open spaces of Epping Forest, yet with the shops, bars and restaurants of Station Road within a quarter of a mile.

There is some truly exceptional schooling nearby with both State and Independent schooling well represented and finally Chingford Station (TFL 5) gives access to the City (Liverpool Street 28 minutes) Stratford and the West End.

Council- Waltham Forest  
Tax Band- E









## Mornington Road, E4

Approx. Gross Internal Area 1764 Sq Ft - 163.88 Sq M

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**Ground Floor**

Floor Area 724 Sq Ft - 67.26 Sq M



**First Floor**

Floor Area 652 Sq Ft - 60.57 Sq M



**Second Floor**

Floor Area 388 Sq Ft - 36.05 Sq M



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.

BUTLER & STAG

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