



Simmons Lane, Chingford, E4

BUTLER  STAG



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £400,000

Dating back to the 1830's Friday Hill House is an imposing Gothic Revival-era converted manor house in the heart of Chingford. This particular property boasts over 800 sq ft of internal living accommodation finished to the highest of standards throughout.



Leasehold

- Ground Floor Apartment
- Immaculate Shaker Kitchen With Quartz Worktops
- Over 800 Sq Ft Of Living Accomodation
- Secure Gated Development With Private Grounds
- Principle Bedroom With En-suite
- Allocated parking

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Upon entering, you are welcomed by an elegant entrance hall with parquet flooring that flows seamlessly throughout the property. The spacious living and dining area is bright and airy, featuring high ceilings and original sash windows that enhance its character.

The bespoke fitted kitchen is thoughtfully designed, offering integrated appliances, ample storage, and sleek quartz worktops.

The main double bedroom showcases stunning original beams, vaulted ceilings, and fitted wardrobes, complemented by a modern en-suite shower room. A second double bedroom provides additional space, while the fully tiled family bathroom adds convenience. The property also benefits from a separate utility cupboard and one allocated parking space.

Living in Chingford perfectly balances city convenience and suburban tranquility. Nestled on the edge of Epping Forest, these areas provide scenic green spaces, ideal for outdoor enthusiasts, while still boasting excellent transport links into central London. Highams Park, with its village-like charm, features independent cafés, boutique shops, and a strong community spirit. Meanwhile, Chingford blends history with modern amenities, offering everything from historic landmarks like Queen Elizabeth's Hunting Lodge to vibrant high streets with a mix of restaurants, pubs, and shopping options. Families are drawn to the excellent schools, while professionals appreciate the easy commute via Chingford Station or Highams Park's Overground





Friday Hill House

Approx. Gross Internal Area 76.2 Sq M (820 Sq Ft)

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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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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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