



Essex Road, London, E4

BUTLER & STAG



A truly exceptional family located in a prime North Chingford location offering over 1,600 sq ft and finished to an exceptional standard throughout



Freehold

- Highly Desirable North Chingford Location
- Potential To Extend (STPP)
- First Floor Family Bathroom & Ground Floor W/C
- South Facing Garden
- Principal Bedroom With En-Suite
- Full Integrated Kitchen With Miele Appliances

Set across approximately 1,633.8 sq ft, this beautifully appointed four-bedroom residence on Essex Road offers spacious, modern living in an immaculate, turnkey condition throughout.

The ground floor comprises a bright and welcoming hallway that leads into a generously sized living room, perfect for relaxation and entertaining. Adjacent to this is a formal dining room that opens onto the garden, ideal for hosting family and friends.

The showpiece of the home is the fully integrated kitchen, fitted to the highest standard with premium Miele appliances, including a traditional oven, steam oven, microwave oven, built-in coffee machine, and plate warmer. A Miele induction hob and Tepan add to the sleek and functional design of this luxury space.

A convenient ground-floor WC and access to the integrated garage complete the ground level.

Upstairs, the first floor offers four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while a stylish family bathroom serves the remaining three bedrooms. Each room is beautifully finished, maintaining the home's pristine condition throughout.

Externally, the property includes a private garage and garden access from the dining room, offering a seamless blend of indoor-outdoor living.

Additional benefits include a three-phase mains power supply, ideal for fast electric vehicle charging or supporting high-demand systems such as a heat pump. It also features CAT6 data cabling throughout, including into the loft, enabling the





Essex Road

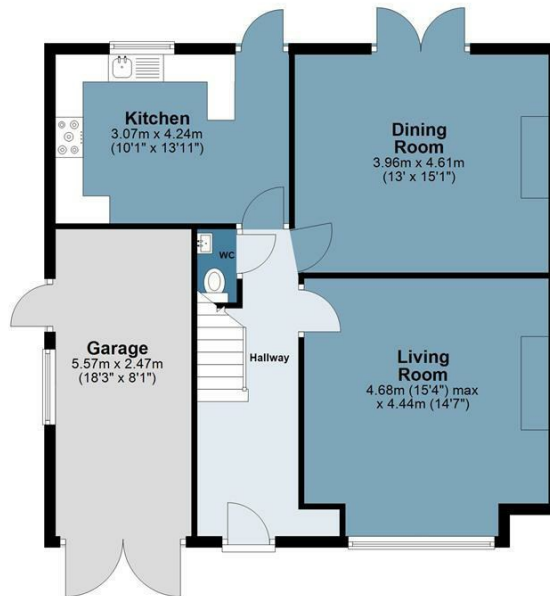
Approx. Gross Internal Area 151.8 Sq M (1633.8 Sq Ft)

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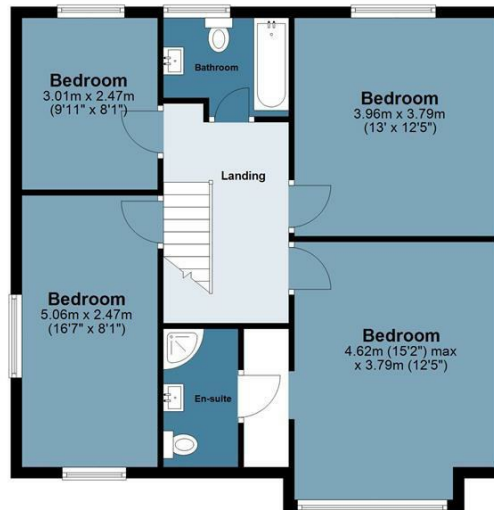
Ground Floor

Approx. 77.7 sq. metres (836.1 sq. feet)



First Floor

Approx. 74.1 sq. metres (797.7 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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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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