



Buxton Road, North Chingford, E4

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**An impressive five-bedroom house in a prime North Chingford location oozing kerb appeal, offering over 1,600 square feet of living accommodation.**



## Freehold

- Five Bedroom Victorian House
- Prime North Chingford Location
- Short Walk To Chingford Station & Epping Forest
- Large Rear Garden With Garage And Rear Access
- Potential To Extend (STPP)
- Period Features Throughout
- New Roof Installed 2025
- Over 1,600 Square Feet of Living Accommodation

This beautifully presented Victorian end-of-terrace offers generous and versatile living across three floors, combining period character with modern comfort.

The ground floor features a welcoming hallway, two elegant reception rooms, a guest cloakroom, and a bright open-plan kitchen/dining area with direct access to a conservatory which has additional space for kitchen appliances.

On the first floor, the principal bedroom benefits from a private balcony accessed by two original stained glass doors, accompanied by two further bedrooms and a shower room. The top floor features two additional bedrooms, perfect for children, guests, or a home office.

Externally, the property enjoys a landscaped rear garden with a large patio, side access, and the rare advantage of a large garage/workshop.

Perfectly located just moments from Chingford Station and the open green spaces of Epping Forest, this home offers the best of both city connectivity and outdoor lifestyle.

Living in North Chingford offers the perfect balance of city convenience and a village-like atmosphere. With the rolling greenery of Epping Forest on your doorstep, it's a haven for walkers, runners, and nature lovers, while Station Road provides a vibrant mix of cafés, restaurants, and independent shops.

Excellent schools, a strong sense of community, and fast rail links into London Liverpool Street make North Chingford a highly sought-after location for families and professionals alike, a place where you can enjoy the best of both worlds.





## Buxton Road

Approx. Gross Internal Area 150.1 Sq M ( 1615.4 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.