



Bury Road | London | E4 7QL

FINE & COUNTRY

SELLER INSIGHT

“ This is a special family home. It is very conveniently located as we feel we are in the country yet Chingford station less than a mile away with trains to Liverpool Street taking only 25 minutes, so you can be in the City or the West End, door to door, in less than an hour.

Chingford is a vibrant and bustling town on the River Lea and its tributary the River Ching and includes a good choice of primary, secondary and independent schools in the vicinity. We are also close to two golf courses and not far from the town centre with its selection of independent shops, high street stores, pubs and restaurants as well as hairdressers and beauty salons and easy access to the airports at Stansted, Luton and Heathrow via the M11 and M25. There are also local rugby and tennis clubs as well as horse riding in Epping Forest.

You can enjoy nature walks in the plethora of local parks, see the wildfowl on the reservoirs and visit notable landmarks such as the Queen Elizabeth Hunting Lodge and Friday Hill House. Sports enthusiasts can enjoy rugby, tennis and golf at a variety of venues as well as riding in Epping Forest.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







STEP INSIDE

Bury Road

Surrounded by stunning countryside in a prestigious location on the outskirts of Chingford you will find this beautiful oak framed detached house in the midst of a 0.5656 acre plot. With its Tudor style exterior, delightful brickwork, oak framed leaded light style windows and pitched roof dormers and porch it has a warm and welcoming feel even before you cross the threshold. While internally exposed ceiling and wall beams, panelled walls, wood floors and doors as well as the oak staircase and stunning fireplace are reminiscent of a bygone era.

The house is approached through solid wood gates leading to a vast frontage where you can park numerous vehicles and the complementary detached double carport with storage facilities. There is an impressive entrance hall with access to the living accommodation including the kitchen/breakfast area, which is open plan to the charming circular conservatory area. The kitchen contains an inset Aga cooker and shaker style units housing integrated appliances. There is a large central island with additional units and appliances while the conservatory area provides a charming space for a table and chairs. There is also an adjacent utility room and a cloakroom.

The attractive dining room has a curved bay window, while the elegant dual aspect sitting room includes a large square bay window and an awe-inspiring brick fireplace with herringbone patterned brickwork and a central beam making it a stunning focal point.

On the semi vaulted first floor the spacious and light galleried landing provides access to the shower room and four dual aspect double bedrooms with exposed beams. The smallest room has fitted cupboards while bedroom one has a high vaulted ceiling and includes a contemporary en-suite bathroom and a large dressing room.

Outside there is a brick built outbuilding and a wide terrace offering stunning views. While the beautifully manicured lawn is surrounded by high hedging, shrub borders and specimen trees.





Travel Information

Chingford Station	0.9 miles
Canary Wharf	12.6 miles
Charing Cross	15.7 miles
Stansted Airport	23.7 miles

Chingford Station

Liverpool Street	25 mins
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Leisure Clubs & Facilities

Chingford Golf Club	02085241681
West Essex Golf Club	02085297558
Chingford Golf Course	02085292085
Ridgeway Park Tennis Hub	02037940109
Chingford Rugby Club	02085294879
Chingford Leisure Centre	02085238215

Healthcare

The Old Church Surgery	02085295543
Ridgeway Surgery	02085237722
Churchill Medical Centre	02084307020
Whipps Cross University Hospital	02085395522

Education

Primary School
Avon House Preparatory
Oaklands
St Mary's Catholic Primary
Yardley Primary
Secondary School
South Chingford
Highams Park School
Normanhurst (independent)

Entertainment

Restaurants and pubs
R'N'R cocktail lounge
Spice Station
Las Tapas
Trattoria Ibleo
La Baita
Double Bubble Tea

Local Attractions / Landmarks

Epping Forest
Mansfield Park
Ridgeway Park
Queen Elizabeth Hunting Lodge
02085041749
020 8508 3517
020 8529 4723
020 8529 3671
02085319231
02085274051
02085296307
02085 296060
02085240707
02085297870
02085299329
02085298311
02085294444



Ground floor

Entrance Porch	
Entrance Hall	
Cloakroom	
Kitchen/Breakfast Area	12'7 x 12'9 max
Conservatory Area	11'1 x 7'7
Utility Room	9'9 x 8'2
Dining Room	13'11 x 14'6
Sitting Room	17'5 x 24'2
Office	17'5 x 12'8

First Floor

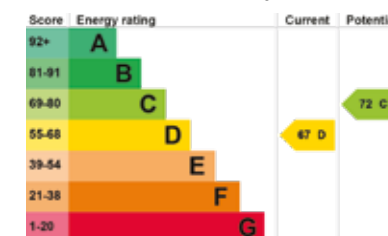
Galleried Landing	
Bedroom 1	18'0 x 15'1
En-Suite Bathroom	
En-Suite Dressing Room	
Bedroom 2	18'1 x 14'7
Bedroom 3	17'7 x 12'10
Bedroom 4	13'6 x 8'2
Shower Room	

Outside

Car Port
Storage
Off Street Parking
Front Garden
Rear Garden

£ 2,750,000

Council Tax Band: G
Tenure: Freehold



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