



Bury Road | London | Essex | E4 7QL

 FINE & COUNTRY

# STEP INSIDE

## Bury Road

Located along Chingford's prestigious Bury Road and backing directly onto the West Essex Golf Course, this impressive three-storey detached house was originally built in the early Edwardian era. The house includes a separate annex and a swimming pool and is approached via wrought iron gates leading to a double garage and a substantial forecourt.

Varied rooflines, a prominent chimneystack, bay and diamond-pane windows create charming kerb appeal, while the oak front door opens into a welcoming hallway featuring black and white tiled flooring, coved ceilings and an archway leading through to the spacious sitting and dining room. With its bay window it can comfortably accommodate large family gatherings, with space for a dining table and chairs and comfortable sofas around an attractive fireplace. From here there is access to a ground floor shower room, the annex and the living area, as well as the staircase with wrought iron balustrade, under-stairs storage and a utility room with laundry facilities and additional cooking appliances.

The living area features oak parquet flooring, a wood-surround fireplace and a bay window, with a wide archway opening into the family area. With diamond-pane windows on three sides, this space is filled with natural light and enjoys views over the garden. Also accessed from the living room is the entertainment room, where exposed beams create the atmosphere of a traditional English country pub. The T-shaped kitchen/breakfast room is fitted with stone flooring, shaker-style units, an Aga, a raised breakfast area and additional integrated appliances, with a corridor

leading to storage cupboards, a toilet and doors opening to both the garden and the forecourt.

The annex benefits from its own separate front entrance and comprises a double shower room, a light-filled living room with lantern skylights and full-height windows, and a kitchen/living room with a range of built-in and freestanding appliances, along with dining and seating areas. There is access to the garden and to a spacious double bedroom featuring exposed beams, a bay window and built-in wardrobe storage.

Off the first-floor galleried landing there is a traditional bathroom and three double bedrooms, all with en-suite facilities. One bedroom features a beautifully tiled shower room, an extensive range of fitted cupboards and a charming bay window, while another includes built-in wardrobes and a bathroom with a stand-alone claw-foot bath. The principal bedroom offers fitted wardrobes, corner cupboards, an en-suite bathroom and a stunning enclosed balcony with picture windows providing far-reaching views across the garden, the golf course and Epping Forest.

The second floor offers two further double bedrooms with dormer windows, one with an en-suite shower room and walk-in wardrobe, and the other enjoying a dual aspect and fitted cupboard.

The charmingly landscaped rear garden features terracing, a large, curved shrub bed and a heated swimming pool complex with pool house, additional terrace, established borders and direct access onto the golf course.









# SELLER INSIGHT

“ We moved here in 1981 when our children were small and have enjoyed a really lovely life here. Now that I am on my own, it feels like the right time to downsize and move closer to my daughter. During our time here we have created the annex from the original garage and have modernised the property throughout, including adding en-suite facilities and the swimming pool.

Despite feeling wonderfully rural, Chingford Station is less than a mile away, with trains reaching Liverpool Street in around 25 minutes, making the City and West End easily accessible door to door within the hour.

Chingford is a vibrant and well-connected town situated on the River Lea and the River Ching, offering a good choice of primary, secondary and independent schools. There are two nearby golf courses, along with a wide selection of independent shops, high street stores, pubs and restaurants, as well as convenient access to Stansted, Luton and Heathrow via the M11 and M25. Local leisure facilities include rugby and tennis clubs, horse riding in Epping Forest, scenic nature walks, reservoir wildlife and notable landmarks such as the Queen Elizabeth Hunting Lodge and Friday Hill House.”

\* 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.



**Healthcare**

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

**Education**

Primary School:	
Avon House Preparatory	02085041749
Oaklands	020 8508 3517
St Mary's Catholic Primary	020 8529 4723
Yardley Primary	020 8529 3671
Secondary School:	
South Chingford	02085319231
Highams Park School	02085274051
Normanhurst (independent)	02085296307

**Travel**

Chingford Station	0.9 miles
Canary Wharf	12.9 miles
Charing Cross	15.5 miles
Stansted Airport	23.7 miles

**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

**Entertainment**

Restaurants and pubs:	
R'N'R cocktail lounge	02085 296060
Spice Station	02085240707
Las Tapas	02085297870
Trattoria Ibleo	02085299329
La Baita	02085298311
Double Bubble Tea	02085294444

**Local Attractions / Landmarks**

Epping Forest
Mansfield Park
Ridgeway Park
Queen Elizabeth Hunting Lodge



### GROUND FLOOR

Entrance Porch	
Hallway	
Shower Room	
Kitchen/Breakfast Room	16'11 x 26'0
Utility Room	6'6 x 6'9
Sitting Room	15'7 x 26'9
Living Area	21'2 x 13'8
Family Area	21'2 x 10'10
Entertainment Room	11'8 x 20'8
Toilet	
Storage	13'7 x 3'4
Annex Bedroom	12'8 x 19'9
Annex Kitchen/Living Room	27'8 x 9'8
Annex Shower Room	

### FIRST FLOOR

Landing	
Principal Bedroom	17'6 x 14'2
En-Suite Bathroom	
Bedroom 2	13'4 x 17'10
En-Suite Bathroom	
Bedroom 3	15'2 x 13'10
En-Suite Shower Room	
Bathroom	

### SECOND FLOOR

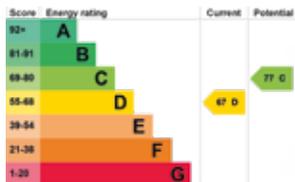
Landing	
Bedroom 4	15'7 x 11'6
Bedroom 5	14'7 x 9'8
En-Suite Shower Room	

### POOL HOUSE

Pool Room	18'4 x 10'3
Pump Room	5'6 x 4'8

### OUTSIDE

Double Garage	19'4 x 16'6
Front Garden	
Rear Garden	



484 sq. ft, 2231 m<sup>2</sup>, FIR:  
**TOTAL: 4463 sq. ft, 415 m<sup>2</sup>**  
 POOL HOUSE: 279 sq. ft, 26 m<sup>2</sup>, GROUND FLOOR: 2484 sq. ft, 231 m<sup>2</sup>, FIRST FLOOR: 1271 sq. ft, 118 m<sup>2</sup>, SECOND FLOOR: 429 sq. ft, 40 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 320 sq. ft, 30 m<sup>2</sup> BALCONY: 211 sq. ft, 20 m<sup>2</sup>.

Floorplans Are For General Guidance Only; Actual Layout And Dimensions May Vary. Please Verify Independently.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. XXXXXXXX Registered Office: Address Line 1, Address Line 2, Postcode. Printed



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