



Guide Price  
£2,200,000  
Freehold

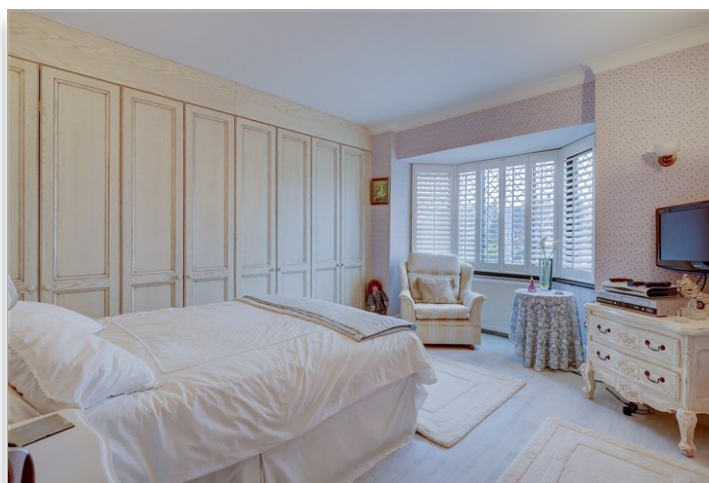
Bury Road, London, E4



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Stunning Edwardian house with striking  
kerb appeal  
Separate annex with dual access and  
kitchen/living room  
Heated swimming pool with terrace and  
pool house  
Principal bedroom with en-suite  
bathroom and enclosed balcony  
Sun-filled living spaces with oak parquet  
flooring  
Golf course access and landscaped  
gardens







Situated between the River Lea and the River Ching, this is a truly magnificent property. The house is a three-story detached house, built in the early 19th century, and is a fine example of a Georgian townhouse. The house is built of red brick and white stone, and features a prominent chimney, multiple gables, and a large bay window. The house is surrounded by a well-maintained garden, which includes a swimming pool, a tennis court, and several trees. The house is a fine example of a Georgian townhouse, and is a truly magnificent property. The house is built of red brick and white stone, and features a prominent chimney, multiple gables, and a large bay window. The house is surrounded by a well-maintained garden, which includes a swimming pool, a tennis court, and several trees. The house is a fine example of a Georgian townhouse, and is a truly magnificent property.

The living area features oak parquet

flooring, a wood-surround fireplace, and a bay window, opening into a family area with diamond-pane windows on three sides and views over the garden. An entertainment room, with exposed beams, creates a traditional pub atmosphere. The T-shaped kitchen/breakfast room is fitted with stone flooring, shaker-style units, an Aga and integrated appliances, with a corridor leading to storage cupboards, a toilet and doors to the garden and forecourt.

The annex, with a separate entrance, comprises a double shower room, a living room with skylights and full-height windows, a kitchen/living room, with access to the rear garden, and a spacious double bedroom with exposed beams, bay window, and built-in storage.

On the first-floor galleried landing, there is a bathroom and three double bedrooms with en-suite facilities. One features a tiled shower, extensive cupboards, and bay window; another offers built-in wardrobes and a bathroom with a claw-foot bath; the principal bedroom includes fitted

## What the owner says...

"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."

## Accommodation

## GROUND FLOOR

### Entrance Porch

### Hallway

### Shower Room

**Kitchen/Breakfast Room**  
26'0 x 16'11 (7.93m x 5.16m)

**Utility Room**  
6'9 x 6'6 (2.06m x 1.98m)

**Sitting Room**  
26'9 x 15'7 (8.16m x 4.75m)

**Living Area**  
21'2 x 13'8 (6.46m x 4.17m)

**Family Area**  
21'2 x 10'10 (6.46m x 3.30m)

**Entertainment Room**  
20'8 x 11'8 (6.30m x 3.56m)

## Toilet

**Storage**  
13'7 x 3'4 (4.14m x 1.02m)

**Annex Bedroom**  
19'9 x 12'8 (6.02m x 3.86m)

**Annex Kitchen/Living Room**  
27'8 x 9'8 (8.44m x 2.95m)

### Annex Shower Room

### FIRST FLOOR

## Landing

**Principal Bedroom**  
17'6 x 14'2 (5.34m x 4.32m)

### En-Suite Bathroom

**Bedroom 2**  
17'10 x 13'4 (5.44m x 4.07m)

### En-Suite Bathroom

**Bedroom 3**  
15'2 x 13'10 (4.63m x 4.22m)

### En-Suite Shower Room

### Bathroom

## SECOND FLOOR

## Landing

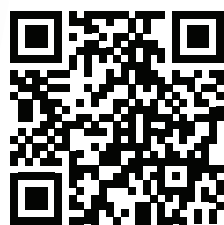
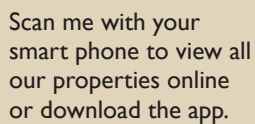
**Bedroom 4**  
15'7 x 11'6 (4.75m x 3.51m)

**Bedroom 5**  
14'7 x 9'8 (4.45m x 2.95m)

### En-Suite Shower Room

## POOL HOUSE

**Pool Room**  
18'4 x 10'3 (5.59m x 3.13m)



**Viewing:** Strictly by appointment with Fine & Country's offices in:

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