



CPR Certificate Not Signed



Guide Price
£2,200,000
Freehold

Bury Road, London, E4

Bury Road, London, E4



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 in Chingford, just a short walk from Chingford Station, this spacious and well-proportioned three-story detached house is a true family home. The property features a large garden with a swimming pool, a golf course, and a separate annex. The house has a modern interior with high ceilings, large windows, and a wood-burning stove. The kitchen is well-equipped with modern appliances, and the living room has a large fireplace. The bedrooms are spacious, and the bathroom is modern. The property is located in a quiet residential area with easy access to the M11 and M25. The golf course is a great way to relax and enjoy the outdoors.

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)

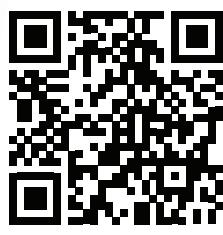
En-Suite Shower Room

POOL HOUSE

Pool Room

18'4 x 10'3 (5.59m x 3.13m)

Scan me with your
smart phone to view all
our properties online
or download the app.



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

Loughton on 020 8418 0018

234 High Road, Loughton, Essex, IG10 1RB

loughton@fineandcountry.com

London office

121 Park Lane, Mayfair, London, W1K 7AG

FINE & COUNTRY

fineandcountry.com

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current Potential

67

