



Daws Hill, Chingford, E4

BUTLER  STAG





**Four Bedroom, Three Bathroom Detached Family Home. One of N/E London's most desirable locations. Excellent local schooling, sports facilities (Golf/Equine etc) and Chingford Station (Liverpool Street 27 minutes) just a three minute drive away.**



## Freehold

- Impressive Detached Family Residence
- Approximately 0.39 Acre Plot
- Four Well Proportioned Double Bedrooms
- Fantastic Living Space, Close To 2600 sq ft
- High Specification Throughout (Urban Myth Kitchen)
- Beautifully Maintained Grounds

Located in one of North East London's most desirable locations, Upper Cottage is a rare opportunity to acquire a detached family residence in a semi rural location, yet with excellent access to local transport, schooling and sports facilities.

Occupying approximately 0.39 acres, the home itself offers close to 2600sq ft of bright accommodation that works supremely well for families, and offers great work from home flexibility as detailed below.

The living area benefits views from three aspects and doors out to the landscaped gardens, the kitchen/dining room offers a range of very high quality units, quartz worktops and a full suite of integrated appliances. Also on the ground floor is the large home office (complete with full fibre broadband) and a guest WC.

Upstairs, and as would be expected in a home of this calibre, each of the four bedrooms is a comfortable double, with bedroom one offering en-suite and an additional fully fitted family bathroom.

The property is set in large, well maintained grounds, the scope of which are rarely encountered this close to London. With rolling lawns, well stocked planted beds and summer pergola it really is something quite special.

A detached double garage and additional parking is on hand.

Upper Cottage sits adjacent to historic Gillwell Park (birthplace of the Scout movement) and, you will find several well respected Golf courses nearby, that in addition to the multitude of other sporting options that are available thanks to the proximity of Epping Forest.

Chingford (TFL 5) three minutes by car. Superb state and independent schooling nearby. Contact Butler & Stag for further details.









## Upper Cottage

Approx. Gross Internal Area 239.9 sq. metres ( 2582.0 sq. feet)

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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.