



BUTLER & STAG

Bury Road | London

| E4



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*A simply stunning and individually designed, detached house spanning over 3898 sq feet/ 362 square metres, enviably positioned in the sought after location of Sewardstonebury, North Chingford.*

- *Stunning Detached House • Eye Catching Neo Georgian Facade • Commanding Corner Position • Control 4 Security/ Heating System & Air Conditioning • Five Bedrooms/ Four Bathrooms • Desirable Sewardstonebury Location • Feature Aquarium & Carp Pond • Chain Free*

*Asking Price £2,300,000 | Freehold*

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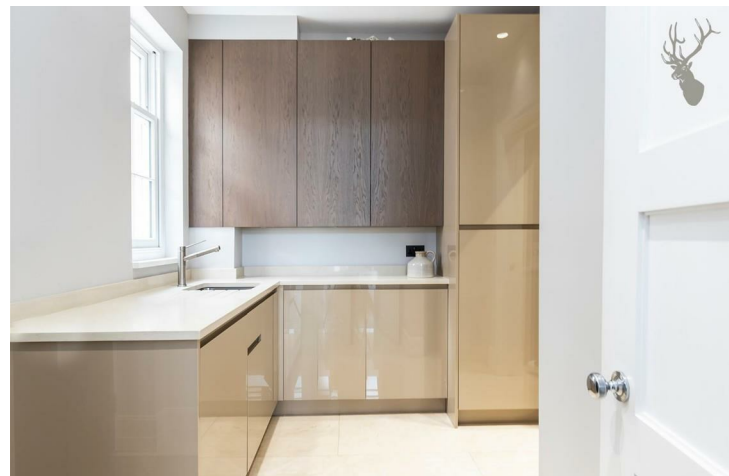
Built in 2014 by the current owner, this magnificent property occupies a prime position on the corner of Bury Road and Woodman Lane, adjacent to Epping Forest.

The principle living space is arranged to the rear of the property to capture the spectacular views of the garden with open spaces and defined areas. The herringbone laid flooring runs throughout the room to create continuity, with exaggerated ceiling heights the space divides seamlessly into three incorporating kitchen with breakfast bar, dining area encapsulating the wall recessed aquarium and sitting area with contemporary fireplace. The kitchen boasts Gaggenau appliances including two ovens, steam oven, three warming draws, sous vide draw and zip tap. The ground floor accommodation is completed with two formal living rooms to the front, utility room and guest cloakroom.

The first floor hosts four double bedrooms all of which are generously proportioned including the master suite with dressing area and the largest bathroom of all. The second bedroom enjoys an en-suite shower and bedrooms three/ four have use of the family bathroom. Of particular note, is the first floor laundry room which is every families dream convenience.

The fifth bedroom is found on the top (third) floor extending over 35' in length with en-site shower room comparable in size to a studio apartment lending itself perfectly for teenagers or an au pair/ house keeper.

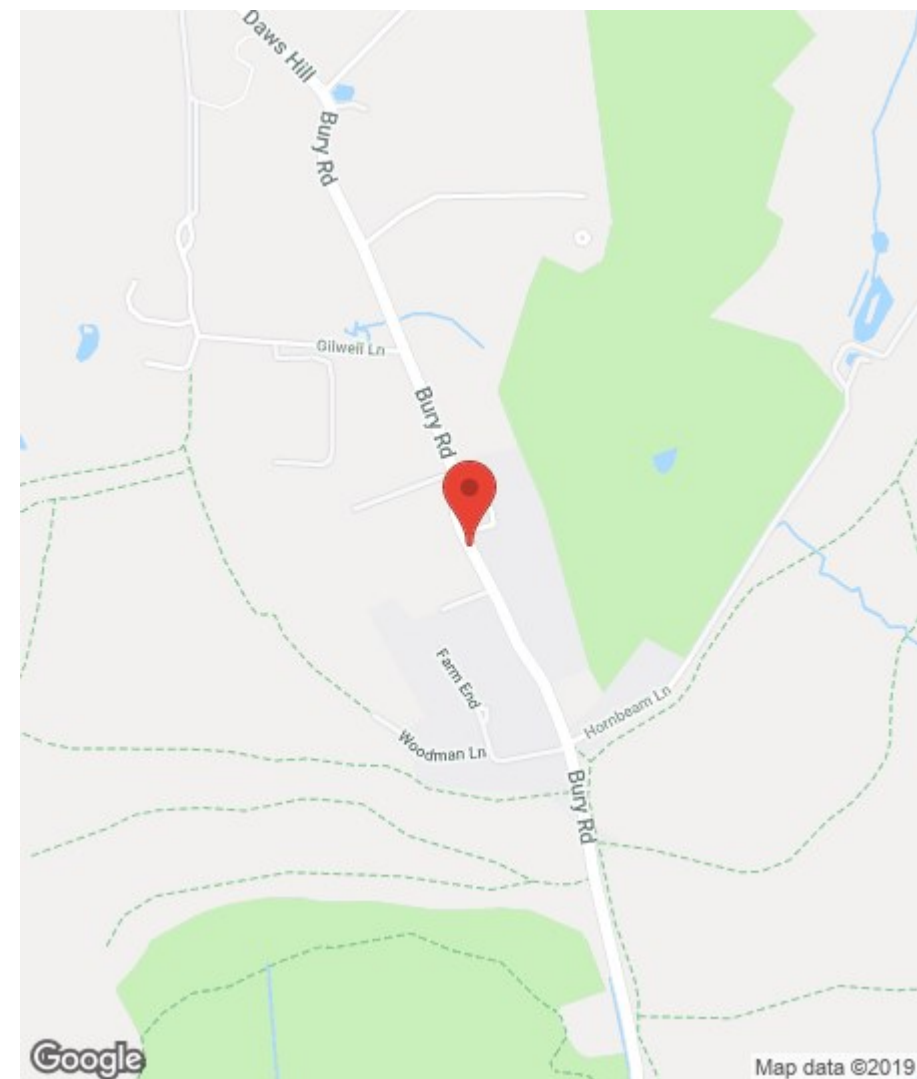
Externally, the property is approached via electronic gates over a large resin paved driveway providing ample off street parking. The remainder of the frontage is predominantly artificial lawn with established laurel boundary hedging with irrigation system. The rear garden offers a south westerly aspect creating a tranquil landscaped oasis flowing perfectly from the in











**BUTLER & STAG**

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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.

Energy Efficiency Rating		
	Current	Potential
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		
	78	83
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	73	79
England & Wales		
EU Directive 2002/91/EC		