

BUTLER & STAG



113 The Ridgeway, London  
London

Offers Over £1,000,000



## 113 The Ridgeway

London

This impressive Edwardian home offers over 2,180 Sq. ft of well-proportioned accommodation arranged across three floors, combining period character with spacious modern family living.

- Extended Open-Plan Kitchen/Diner
- Short Distance To North Chingford High Street & Overground Station
- Separate Utility Room & W/C
- Stunning End-Of Terraced Edwardian Family Home
- Integral Garage & Electronic Gated Off-Street Parking For Three Vehicles
- Circa 150 Ft South Facing Rear Garden
- Two Formal Receptions
- Backing Onto The Ridgeway Park
- Air-Conditioning To All bedrooms on The First Floor
- Four Bedrooms/Two Bathrooms (En-Suite To Master Bedroom)



The ground floor features a welcoming entrance hall leading to a bright and spacious formal reception room, ideal for relaxing or entertaining. To the rear, a generous extended kitchen opens onto the garden, creating an excellent space for everyday living, complemented by a separate dining room perfect for formal occasions. Practicality is well considered with a utility room, ground floor WC, and internal access to an integral garage with electronic up & over shutter.

Upstairs, the first floor provides three well-sized double bedrooms with fitted wardrobes to bedrooms one & three, including a substantial principal bedroom. A family bathroom, additional WC, en-suite bathroom to master, and useful storage space serve this level, offering comfortable and flexible family accommodation.

The second floor hosts a further bedroom, ideal as a guest suite, home office, or private retreat.

Externally, the property enjoys a large South facing rear garden extending to almost 150 ft backing onto The Ridgeway park, providing excellent outdoor space for entertaining, recreation, or future landscaping potential.

The front of the property is accessed by a twin set of electronic iron gates, allowing secure off-street parking for up to three vehicles.

The Ridgeway is a wide boulevard that leads from Old Church Road and terminates at the Village Green at the start of Station Road, With a fantastic array of independent businesses, shops and restaurants and of course Chingford Station (TFL 5) will have you in Liverpool Street in less than 30 minutes.

North Chingford is highly prized for it's educational and sporting facilities. With many well respected







# The Ridgeway

Approx. Gross Internal Area 203.3 Sq M ( 2188.6 Sq Ft )

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## Ground Floor

Approx. 113.6 sq. metres (1222.8 sq. feet)



## First Floor

Approx. 77.5 sq. metres (833.7 sq. feet)



## Second Floor

Approx. 12.3 sq. metres (132.1 sq. feet)



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.

# FROM EAST LONDON ENERGY TO WEST ESSEX EASE

## We Make Moving Home Easy.

At Butler and Stag, we do more than just connect London to West Essex – we make the move seamless. With offices spanning from vibrant East London to the tranquillity of West Essex, we understand the nuances of each area and the journey people take between them. Our marketing goes beyond standard listings, showcasing every property with precision, creativity, and reach that others simply can't match. Coupled with an unparalleled attention to detail, from first enquiry to final move-in, we ensure every client and customer feels informed, supported, and confident. Simply put, we do the little things that make a big difference, setting us apart in every step of the property experience.



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# Like what you see? Let's talk

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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.

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