

BUTLER & STAG



Farndon Bury Road, London

London

Guide Price £2,000,000



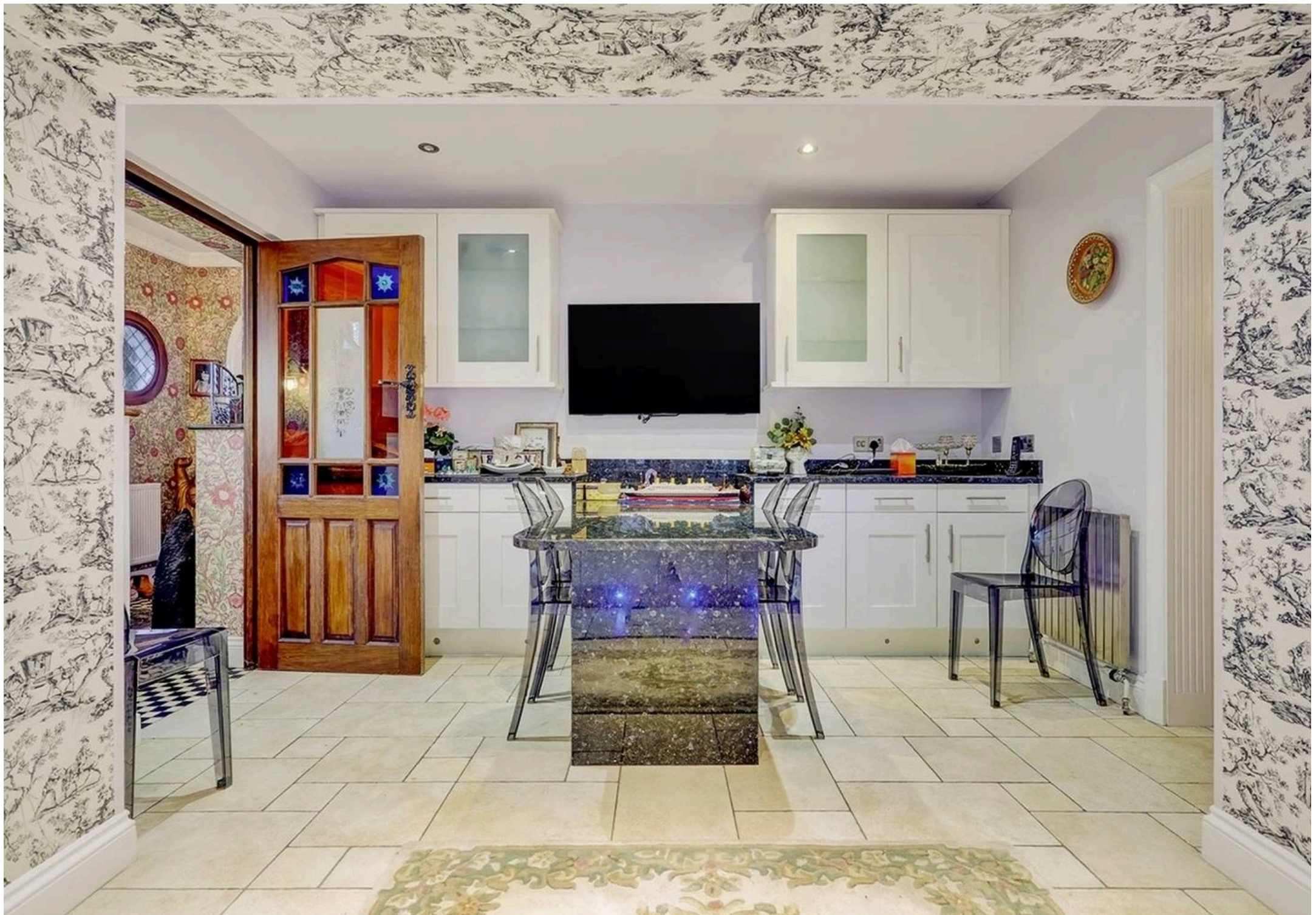
Farndon Bury Road

London

Situated on sought-after Bury Road in Chingford, backing directly onto West Essex Golf Course, this exceptional early Edwardian detached residence spans over three floors.

- Edwardian Detached Family Home
- Six Bedrooms/Seven Bathrooms
- Heated Swimming Pool With Terrace And Pool House
- Golf Course Access And Landscaped Gardens
- Sought After Road





The property offers an outstanding combination of period character and modern family living, while also benefiting from a self-contained annex, heated swimming pool, double garage, and an expansive gated forecourt accessed via elegant wrought iron gates.

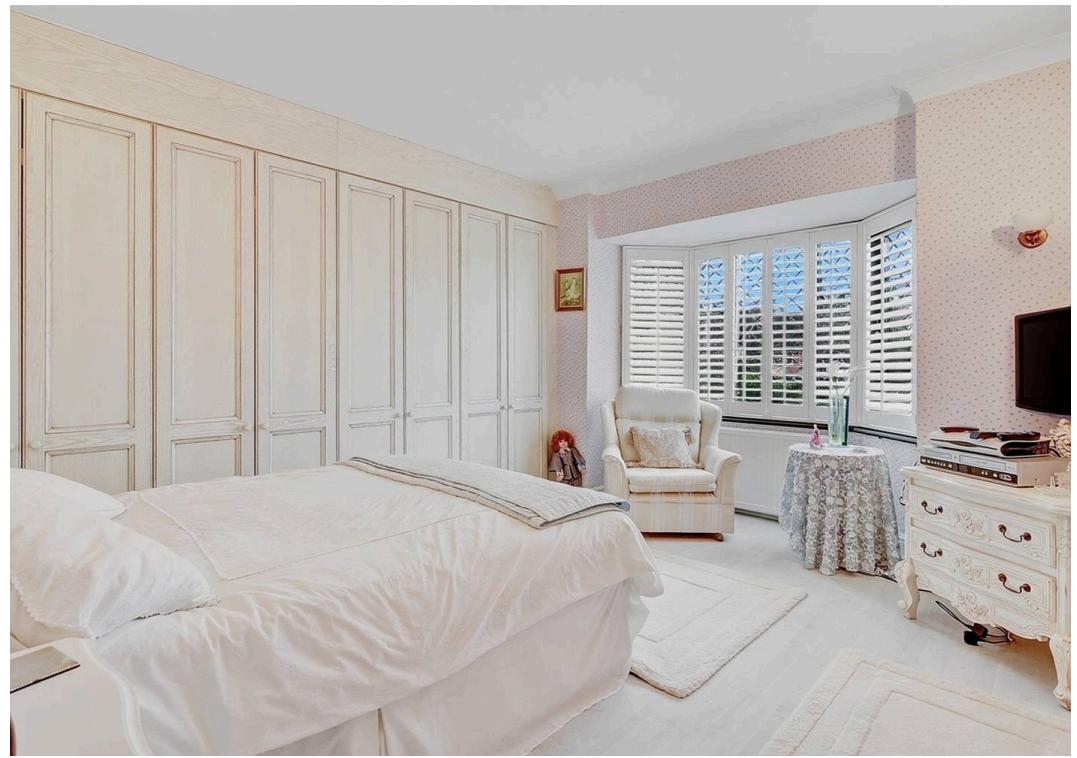
The home enjoys striking kerb appeal, with distinctive rooflines, a prominent chimneystack, bay windows, and charming diamond-pane detailing. An oak front door opens into a welcoming entrance hall featuring classic black-and-white tiled flooring, coved ceilings, and an archway leading into the impressive sitting room. Designed for entertaining and family gatherings, this generous reception space centres around an attractive fireplace and offers ample room for both dining and relaxed seating. From here there is access to a ground-floor shower room, utility room with laundry facilities and supplementary cooking appliances, the annex, and the principal living accommodation.

The main living area features oak parquet flooring, a wood-surround fireplace, and a bay window, flowing seamlessly into a bright family room surrounded by diamond-pane windows with delightful views across the garden. An atmospheric entertainment room with exposed beams evokes the feel of a traditional pub, while the substantial T-shaped kitchen/breakfast room is beautifully appointed with stone flooring, shaker-style cabinetry, an Aga, and integrated appliances. A connecting corridor leads to additional storage, a guest WC, and doors opening onto both the garden and forecourt.

The self-contained annex, with its own private entrance, provides highly versatile accommodation and comprises a double shower room, a living room with skylights and full-height windows, a kitchen/living space opening onto the rear garden, and a spacious double bedroom with exposed beams, bay window, and fitted storage.

The first-floor galleried landing gives access to three generous double bedrooms, each with en-suite facilities. One bedroom features extensive fitted storage, a bay window, and a







Approx. Gross Internal Area 461.3 sq M (4966 sq Ft)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct independent assessment of the property to determine monetary value.

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