



## STUNNING FIVE BEDROOM TUDOR STYLE HOUSE

COLLEGE GARDENS  
CHINGFORD E4 7LG

**Freehold**

5/6 bedrooms ♦ 4 bathrooms ♦ 3 reception rooms ♦ Utility room ♦ Over 3000 sqft ♦ Secure gated property ♦ CCTV ♦ Swimspace/ Endless Swimming Pool ♦ Hot tub ♦ Two outbuildings

### Situation

College Gardens is ideally placed for local amenities. Station Road contains numerous shops, restaurants and bars nearby. Several well regarded state and private schools lie within easy reach and there are comprehensive leisure facilities including golf courses, sports centres and Epping Forest. Chingford station offers direct links into Liverpool Street, M25 & M11 motorways are also within easy reach.

### Description

This truly unique period property has been completely refurbished and extended by the current owners and boasts expansive living space.

The spacious first floor accommodation comprises of four generously sized bedrooms plus study/sixth bedroom and two bathrooms. The loft has been converted into a large master suite with walk in wardrobe and Juliet balcony offering views over the beautifully landscaped rear garden.

The rear garden includes two outbuildings which are being utilised as a bar and gym complete with bespoke 'Nordic' steam room. In addition there is a 'fire magic' outdoor kitchen with granite work surfaces including a pizza oven and a 'blast-cool' outdoor fridge.

### Tenure:

Freehold

### Local Authority:

Waltham Forest

### Viewing:

Strictly by appointment with Savills

### Savills Loughton

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC