



LAWLOR^s
ELITE HOMES

High Road, Buckhurst Hill

To view | 020 8418 1890

IN BRIEF...

Age: 1950's/60's Built

Tenure: Freehold

Bedrooms: 5

Bathrooms: 3

Receptions: 3

Area: Approx. 235.2SqMt | 2531.5SqFt

Condition: Excellent Decorative Order

Exterior: South Facing Garden

Parking: Gated Driveway + Single Garage

NOTEWORTHY...

This beautiful Buckhurst Hill home is within close walking distance to Buckhurst Hill Central Line Station, major transport links and local amenities. The current owners have added many additional features including attractive window shutters.

Early viewing is highly recommended and is by appointment only.





SUMMARY...

Lawlors Elite are delighted to bring to market this beautiful five bedroom family residence, plus two bedroom annexe, located in the much sought after area of Buckhurst Hill. The property has been completed renovated to an exceptionally high standard to meet the needs of today's modern family. The accommodation is arranged over three floors with the ground floor offering open plan living consisting of attractive entrance hall, dining room, lounge with bi-folding doors opening up onto the rear garden patio, kitchen with induction hob and marble worktops, family TV room, utility with Valliant boiler and cloakroom. The contemporary staircase leads onto a spacious first floor landing allowing access to the master bedroom with en-suite shower room and fitted wardrobes, three double bedrooms and family bathroom. A further double bedroom with a high vaulted ceiling and storage is located on the second floor.



OUTSIDE...

The rear garden consists of a large patio, planted borders with laid to lawn. At the very far end there is the additional benefit of two bedroom annexe offering further accommodation. To the front of the property there are electric gates opening onto a large drive way which facilitates ample parking and a single detached garage.

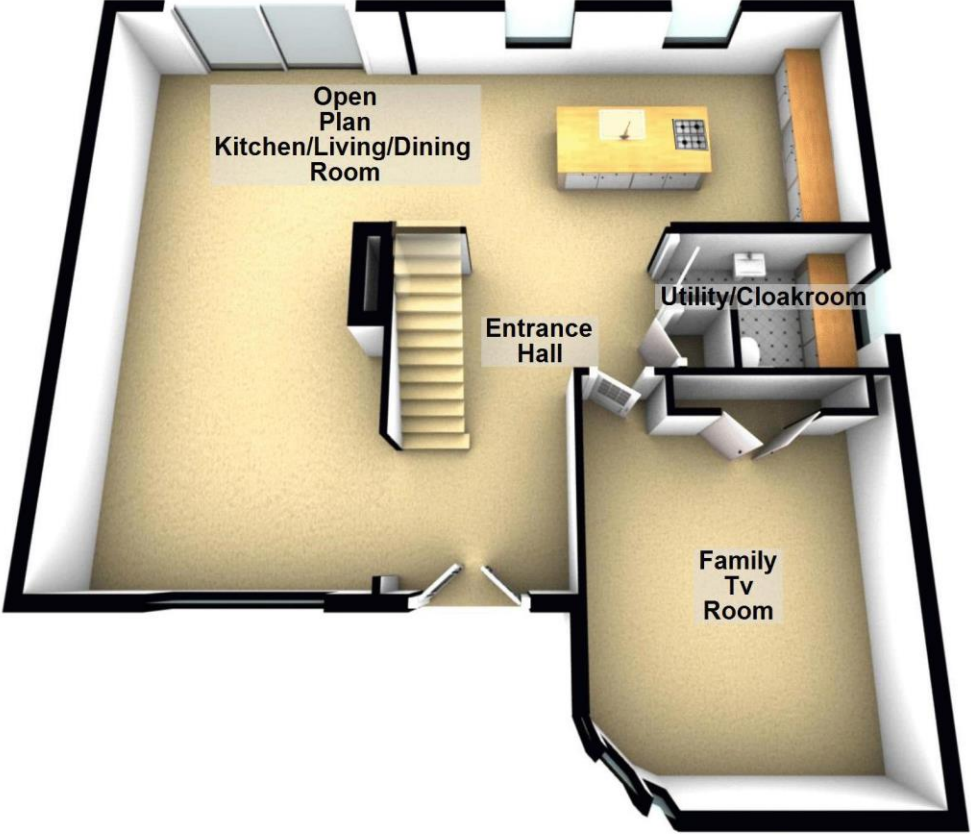
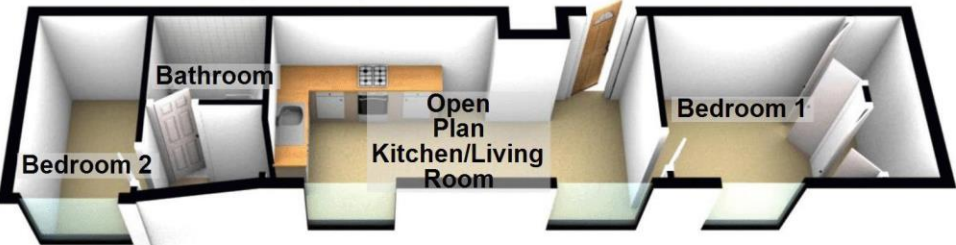




PLANS...

Ground Floor

Approx. 130.5 sq. metres (1404.2 sq. feet)



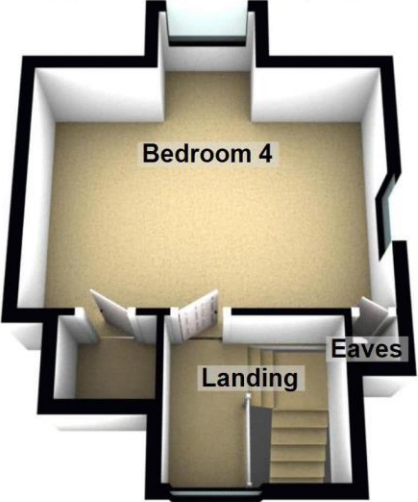
First Floor

Approx. 77.8 sq. metres (837.7 sq. feet)



Second Floor

Approx. 26.9 sq. metres (289.7 sq. feet)



Total area: approx. 235.2 sq. metres (2531.5 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

DIMENSIONS...

| | |
|--|-------------------------------------|
| Entrance Hall | Unmeasured |
| Utility Room/Guest Cloakroom | 8' 3" x 5' 9" (2.51m x 1.75m) |
| Open Plan KitchenBreakfast/Dining Room | 34' 0" x 25' 9" (10.36m x 7.84m) |
| Family + TV Room | 15' 8" x 12' 0" (4.77m x 3.65m) |
| Maser Bedroom | 11' 10" x 11' 11" (3.60m x 3.63m) |
| En-Suite to Master Bedroom | 7' 9" x 4' 6" (2.36m x 1.37m) |
| Bedroom Two | 12' 5" x 11' 9" (3.78m x 3.58m) |
| Bedroom Three | 11' 4" x 11' 11" (3.45m x 3.63m) |
| Bedroom Four | 16' 3" x 13' 0" bay (4.95m x 3.96m) |
| Bedroom Five | 13' 10" x 8' 4" (4.21m x 2.54m) |
| Family Bathroom | 7' 11" x 6' 2" (2.41m x 1.88m) |
| Annex - Open Plan Kitchen/Living Room | 19' 6" x 10' 0" (5.94m x 3.05m) |
| Bedroom One | 10' 2" FW x 10' 0" (3.10m x 3.05m) |
| Bedroom Two | 12' 2" x 5' 6" (3.71m x 1.68m) |
| Bathroom | 6' 11" x 5' 8" (2.11m x 1.73m) |
| Annexe Rear Garden | 31' 0" x 26' 5" (9.44m x 8.05m) |
| Main Rear Garden | 57' 4" x 42' 0" (17.46m x 12.79m) |
| Workshop | 12' 4" x 5' 1" (3.76m x 1.55m) |
| Garage | 19' 5" x 8' 0" (5.91m x 2.44m) |
| Driveway | 77' 0" x 45' 0" (23.45m x 13.71m) |

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LOCATION...

Town Centre: Queens Road, Buckhurst Hill, Less Than 0.5 Miles

Supermarket: Waitrose, Less Than 0.5 Miles

Sports Centre: David Lloyd, Chigwell, Approx 1.5 Miles

SCHOOLS...

Please visit www.schoolsnet.com to locate appropriate schools (Property Postcode: IG9 5HP)

TRANSPORT...

Underground Station: Buckhurst Hill Station, Less Than 0.5 Miles

Railway Station: Chingford Station, Approx 4 Miles

Motorway Junction: M11 Junction 4, A406 & A12, Approx 2 Miles

AREA...

MORE DETAILS...

EPC: E

Local Authority:
Epping Forest District Council
Council Tax Band: G

TO AVOID DISAPPOINTMENT...

Quality properties such as this are always in demand. Let us value your property at the earliest opportunity to avoid disappointment.

Call for your free valuation:

020 8418 1890



BUCKHURST HILL

LAWLORS

ELITE HOMES

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