

#### FREE MARKET APPRAISAL

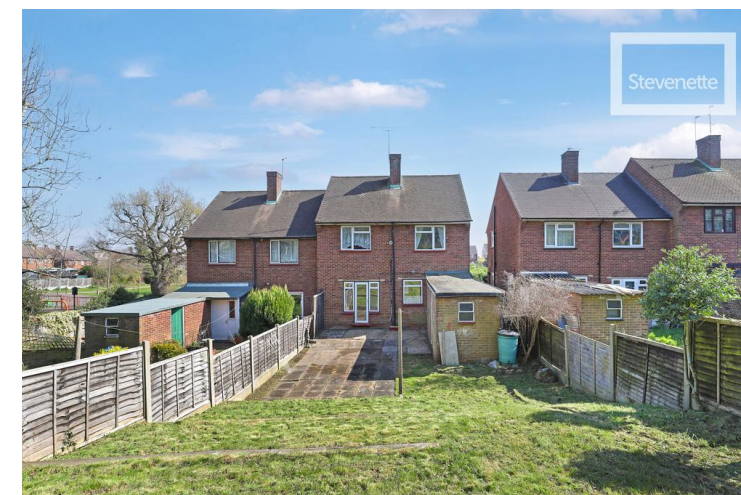
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

#### FINANCIAL SERVICES

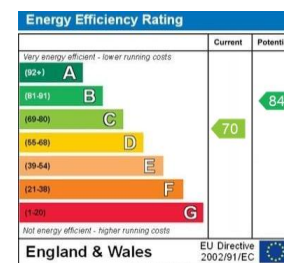
If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

#### MEASUREMENTS

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



**Stevenette**



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Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

**Stevenette**

**70 Thaxted Road  
Buckhurst Hill, IG9 6AW  
£500,000**





**BATHROOM / WC**  
7' 11" x 6' 11" (2.41m x 2.11m)

**EXTERIOR**  
At the front of the house is a planted garden area and a single driveway providing off-street parking. There is a path down the side of the house to give access to the rear garden.

The rear garden is partially sloped and is laid to grass with a large paved patio area.



**SCHOOL CATCHMENT PRIORITY AREA**  
The property stands in the Priority Admissions Area for White Bridge Primary School & West Hatch High School.

**BROADBAND**  
It is understood that Fibre Optic Broadband is available in this area.

**TENURE**  
We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).



- Established Semi-detached House
- Good Size Garden
- Gas Central Heating
- Double Glazing
- Off-Street Parking
- Requires Modernisation

**SERVICES**  
All mains services are understood to be connected. No services or installations have been tested.

**COUNCIL TAX**  
Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'D'.

Viewing is available strictly by appointment  
with Stevenette and Company LLP  
020 3657 6576

Offered with NO ONWARD CHAIN and for the first time since it was built in the mid-twentieth century, this semi-detached house offers a very exciting opportunity for a buyer to completely modernise and extend (subject to all required permissions) to create a home of their own. The house stands in a residential area within a mile of Buckhurst Hill Central Line station and the shops, cafes and restaurants of Queens Road as well as a short distance of local schooling.

**GROUND FLOOR**

**PORCH**

**ENTRANCE HALL**

**LIVING ROOM**  
14' 0" x 12' 0" (4.27m x 3.66m)

**DINING ROOM**  
9' 11" x 9' 11" (3.02m x 3.02m)

**KITCHEN**  
10' 1" x 9' 11" (3.07m x 3.02m)

**LOBBY**

**STORE**

**WC**

**FIRST FLOOR**

**LANDING**

**BEDROOM 1**  
12' 0" x 11' 11" (Max)" (3.66m x 3.63m)

**BEDROOM 2**  
12' 0" x 9' 11" (3.66m x 3.02m)

**BEDROOM 3**  
8' 11" x 7' 11" (2.72m x 2.41m)

