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Westbury Lane, Buckhurst Hill

Price Guide £725,000

Tenure : Freehold

Floor Area : 925.00 sq ft


Local Authority : Epping Forest

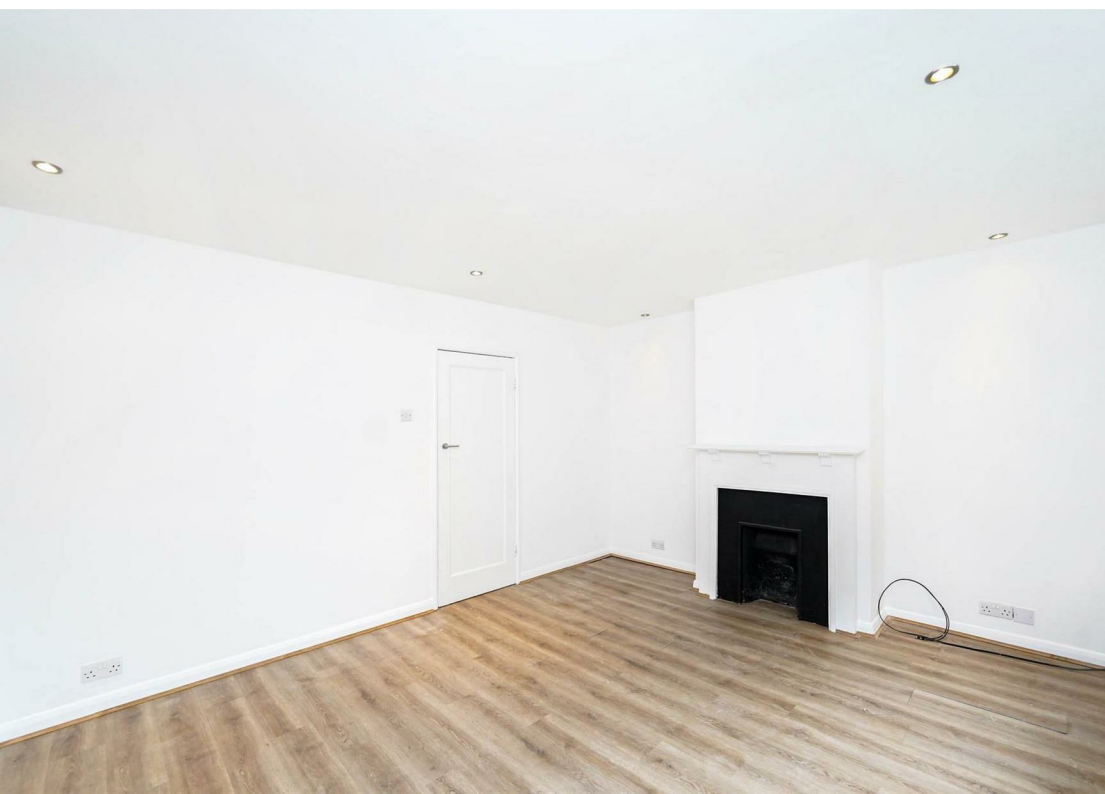
Council Tax Band : E

Bedrooms : 3

Receptions : 2

Bathrooms : 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



£725,000 - £750,000

Located in the heart of Buckhurst Hill, this charming semi-detached home presents an excellent opportunity for families and professionals alike. The property boasts a well-thought-out layout that maximizes both space and comfort. Upon entering, you are greeted by two inviting reception rooms. The front living room offers a warm and welcoming atmosphere, while the family room at the rear provides a delightful view of the expansive garden, perfect for relaxation or entertaining. The ground floor also features a fully fitted kitchen, a family bathroom and convenient storage options, including a cupboard in the hallway and under the stairs. The first floor comprises three generously sized bedrooms, each offering ample space for personalization and comfort. Externally, the property benefits from off-street parking at the front, providing ease and convenience. The southerly facing rear garden is a standout feature, measuring approximately 100 feet, offering a private outdoor sanctuary for gardening, play, or simply enjoying the fresh air. Situated on a quiet residential one-way street, this home is just a five-minute walk from Buckhurst Hill Central Line station, ensuring excellent transport links for commuting. An array of local amenities is also within easy reach, alongside highly rated schools, making this location particularly appealing for families. Furthermore, with good vehicular access to nearby towns and motorways, this property is perfectly positioned for modern living. This delightful home is being offered on a chain-free basis, making it an ideal choice for those looking to move in with ease. Don't miss the chance to make this lovely property your own.





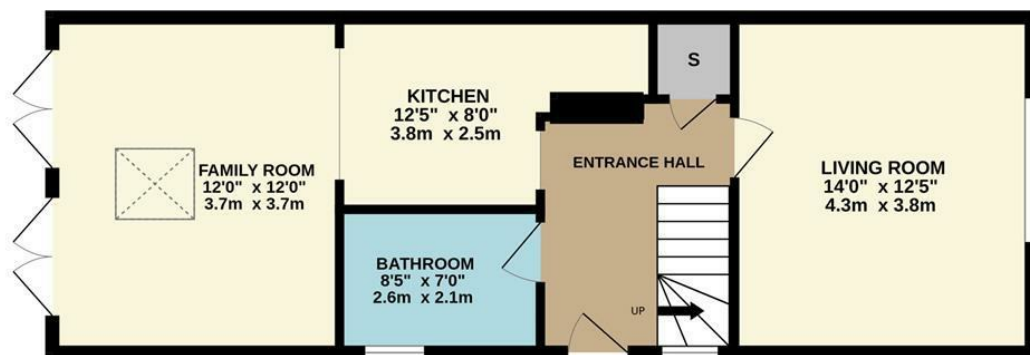


- CHAIN FREE
- SIDE ACCESS
- THREE BEDROOMS
- AMENITIES MOMENTS AWAY
- OFF STREET PARKING
- SOUTHERLY FACING REAR GARDEN
- 5 MINUTE WALK TO BUCKHURST HILL CENTRAL LINE
- HIGHLY RATED SCHOOLS NEARBY

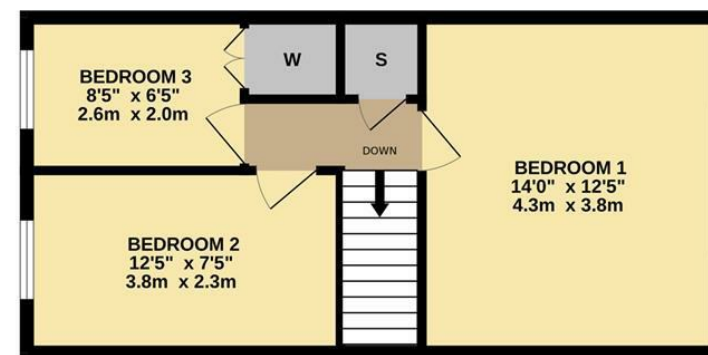




GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 925sq.ft. (85.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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