



CHURCHILL
estates

Ardmore Lane, Buckhurst Hill

Asking Price £850,000

Tenure: Freehold

Floor Area: 1732.00 sq ft

Local Authority: Epping Forest

Council Tax Band: E

Bedrooms : 4

Receptions : 1

Bathrooms : 2

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	78	
(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



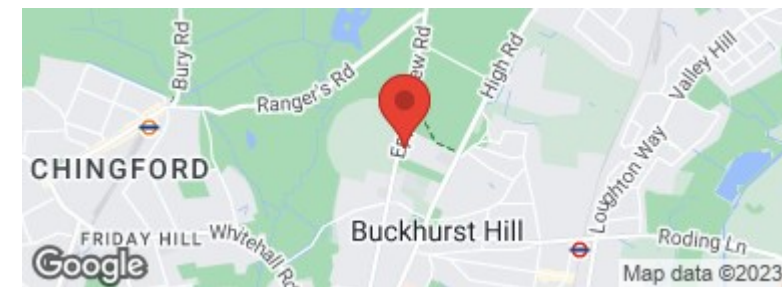
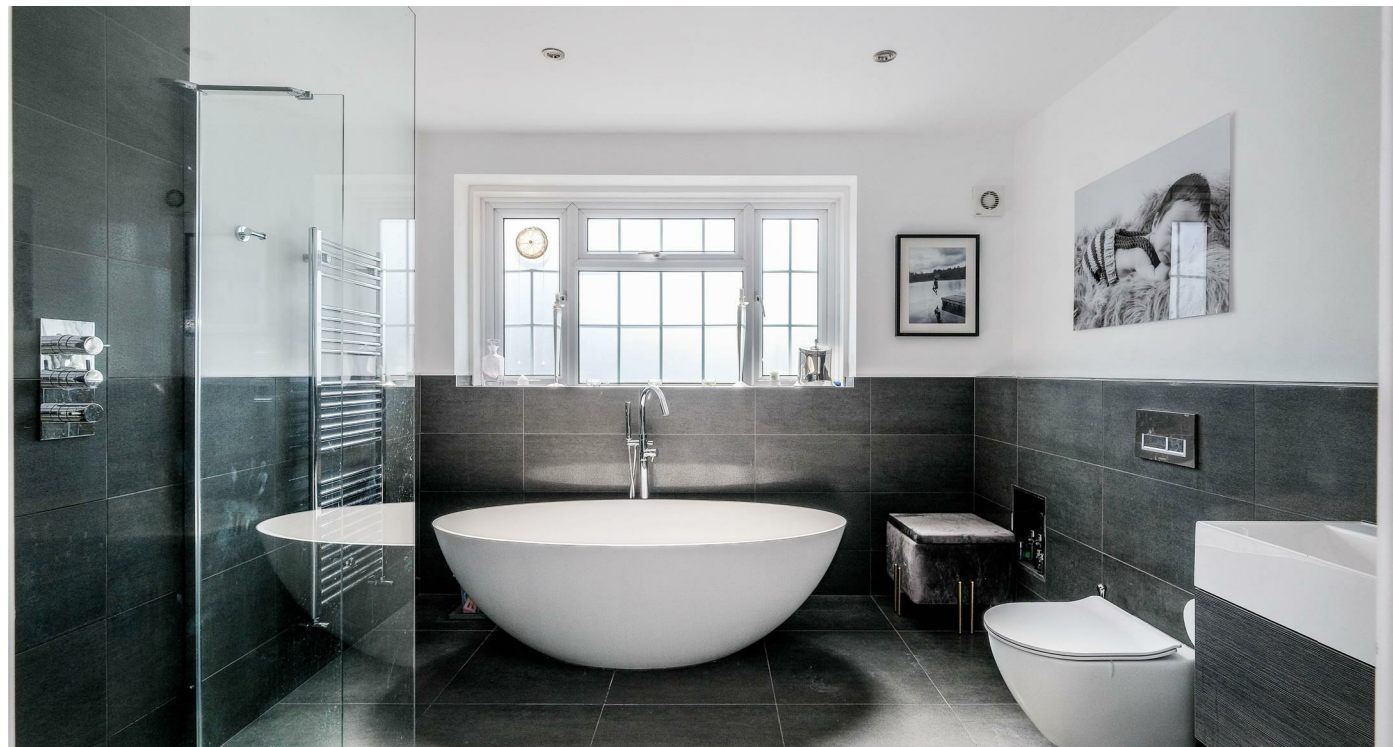


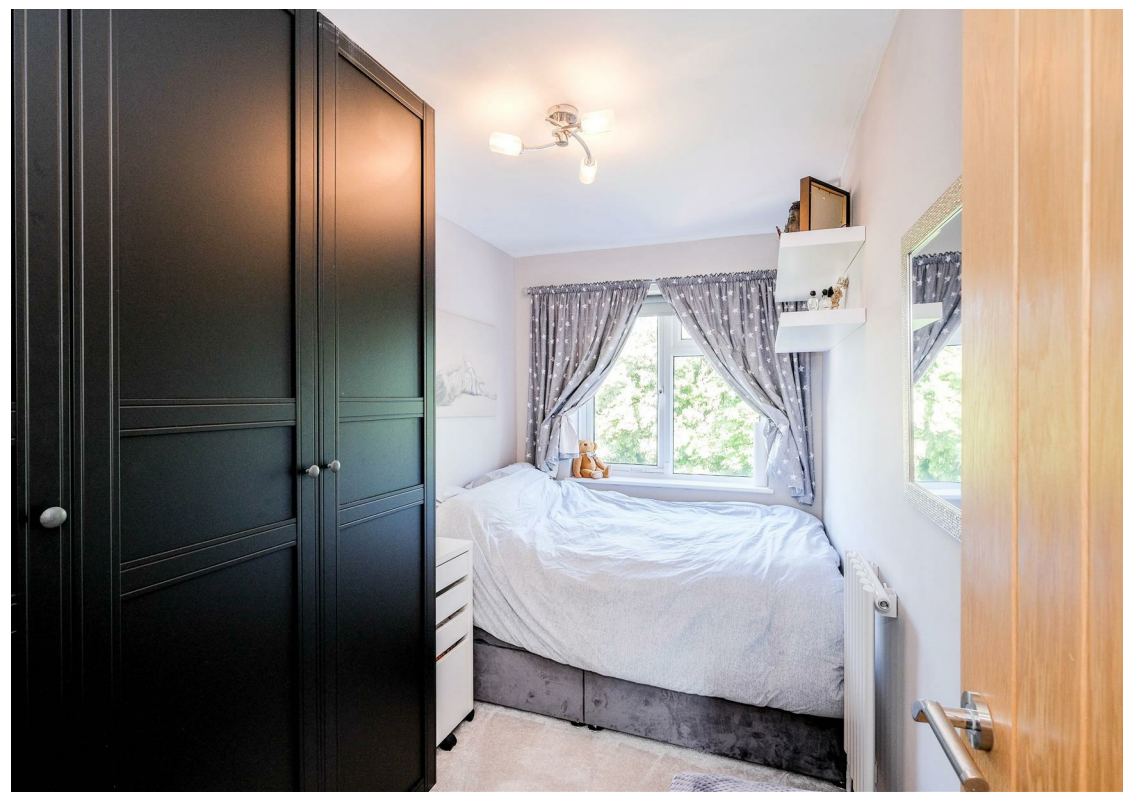


This thoughtfully designed and wonderfully finished four bedroom extended family home has it all. Perfectly positioned in one of Buckhurst Hills most sought after turnings just moments from Epping Forest and a short walk from the idyllic Queens Roads with its restaurants, cafes and ever growing list of independent and retail shops. For the ease of commuters Buckhurst Hill Central Line Station is 1.0 mile (offering an easy commute into the city) with other public transport links nearby and easy vehicular access to the M25, M11 and A406. This home is within the catchment area of St Johns C of E school and other highly rated independent and state schools.

You are warmly welcomed through the porch into a large entrance hall, leading through to the open plan living room you are offered with an abundance of natural light beaming through the bi-fold doors. Additionally there is a fully integrated kitchen which has been fitted with Bose ceiling speakers. The ground floor also offers a separate utility room, snug room, wc and ample storage space. On the first floor you will find the master bedroom which benefits from a bath & shower en-suite and another wc in the hallway. To the second floor you are offered three double bedrooms and a family bathroom. Externally to the rear you have a private garden with side access, jacuzzi, gym and sauna room. To the front you have off-street parking for multiple vehicles.

Other benefits include: Water underfloor heating in the kitchen and living room and electric underfloor heating in the snug room and master en-suite. Sensor lights have been fitted in the utility room, ground floor wc and wardrobes.

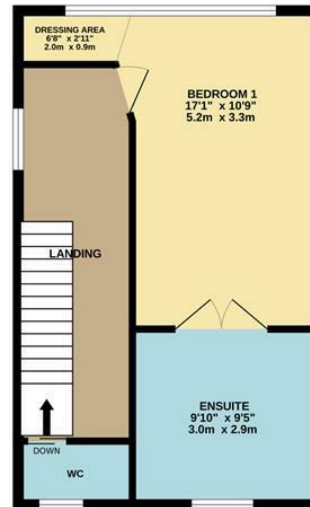




GROUND FLOOR
646 sq.ft. (60.1 sq.m.) approx.



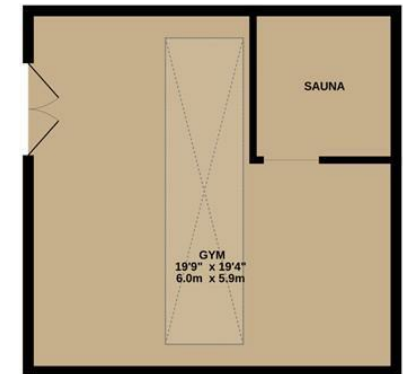
1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



2ND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



GYM ROOM
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 1732sq.ft. (160.9 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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