



30A Stag Lane, Buckhurst Hill, Essex, IG9 5TD

Asking price £950,000

An exceptional opportunity to acquire this four-bedroom detached home in a popular residential area close to St Johns Church. This property boasts a spacious layout with modern upgrades and an integral garage. Situated close to excellent schools.

The layout comprises a generous living room with doors on to the garden. The kitchen/diner is well-appointed with a range of base and wall units, Additionally, the ground floor includes an integral garage with power and lighting, and a WC.

Upstairs, the bedrooms are generously proportioned and benefit from double glazing and an en suite to the master bedroom, while the loft offers storage space. Externally, there is ample off-road parking at the front and a rear garden, ideal for entertaining, featuring a part AstroTurf lawn, decking, and garden shed.

This house stands prominently positioned on one of Buckhurst Hill's most sought after streets. For the ease of commuters, the property lies just approx' 1 mile from Buckhurst Hill Central Line Station. The considerable array of high calibre amenities lining Queens Road are within a similar range - these include a wide selection of fashionable restaurants, delicatessens & cafes, Waitrose supermarket in addition to various independently owned shops and contemporary boutiques. The area also takes pride in having a number of high performing independent and state schools for families to select from.

Call now for more information and to book your accompanied internal inspection.

Buckhurst Hill Office
62-64 Queens Road
Buckhurst Hill
IG9 5BY

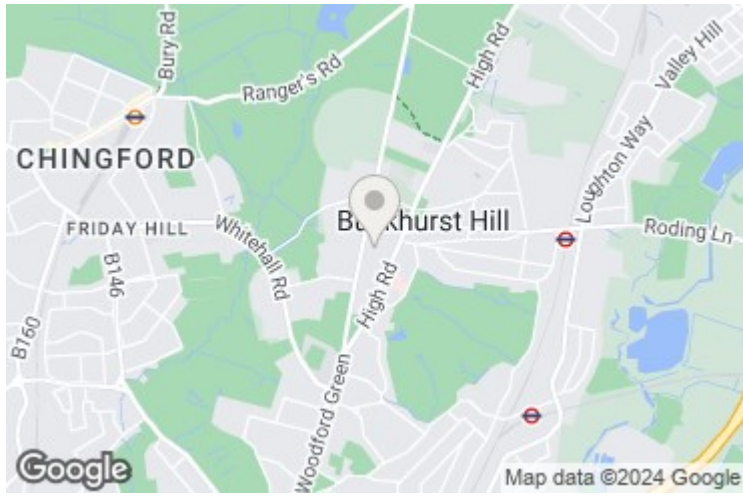
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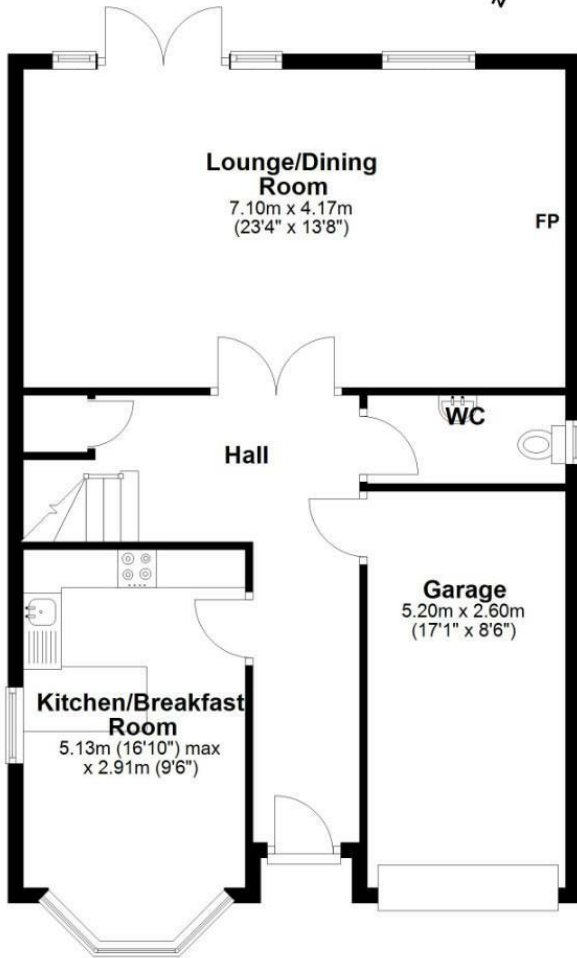


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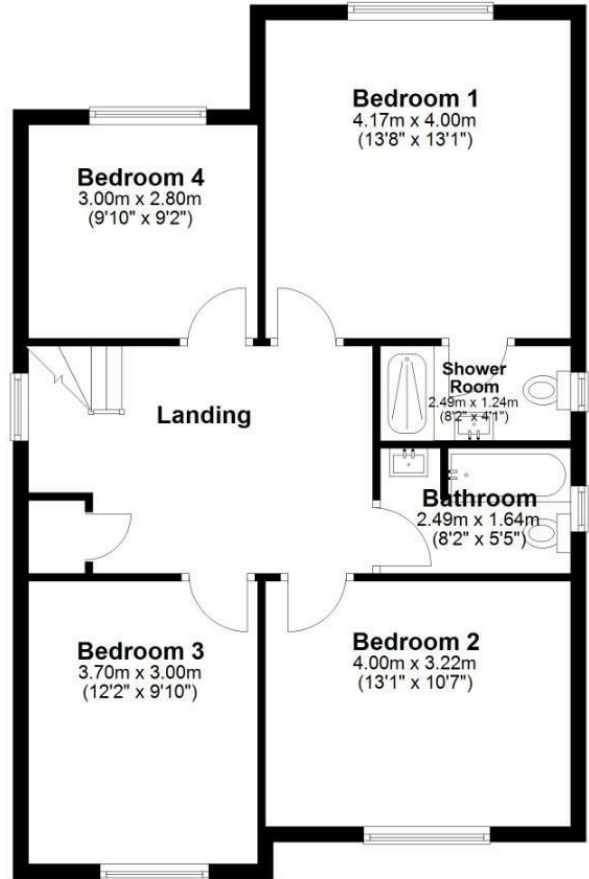
Ground Floor

Approx. 75.5 sq. metres (812.9 sq. feet)



First Floor

Approx. 72.2 sq. metres (777.4 sq. feet)



Total area: approx. 147.7 sq. metres (1590.3 sq. feet)



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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