



69 Forest Edge, Buckhurst Hill, Essex, IG9 5AF

Asking price £1,100,000

Edward Taub take pride in presenting to the market this imposing extended five bedroom 1930s semi detached family home. The house boasts spacious accommodation as well as being superbly appointed - it is fully equipped to cope with demands of modern 21st century family living. The ground floor comprises of two spacious interconnecting reception rooms, modern high-spec kitchen/diner and ground floor w/c. The first floor is made up of five bedrooms and family bathroom.. This impressive property has an attractive mock Tudor style facade and offers a bright, airy interior that comes well presented by its current occupants. Additional benefits include an immaculate west facing rear garden measuring approximately 100ft in length, off street parking for 3+ vehicles to the front and integral garage.

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' 0.1 miles from Roding Valley Central Line Station and only 0.7 miles 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

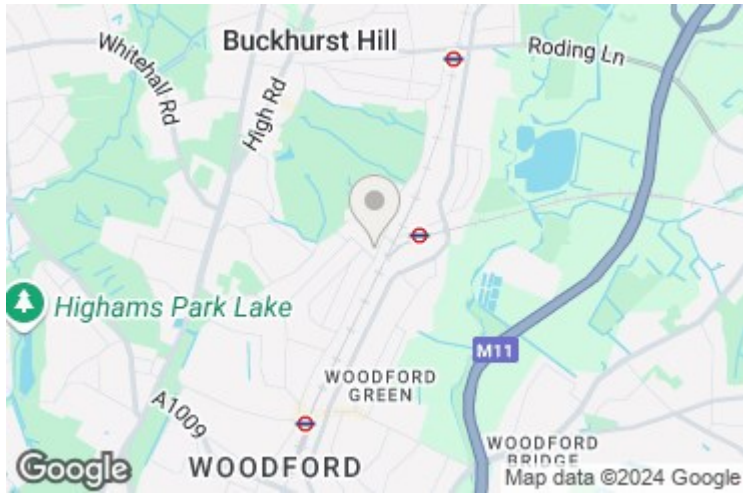
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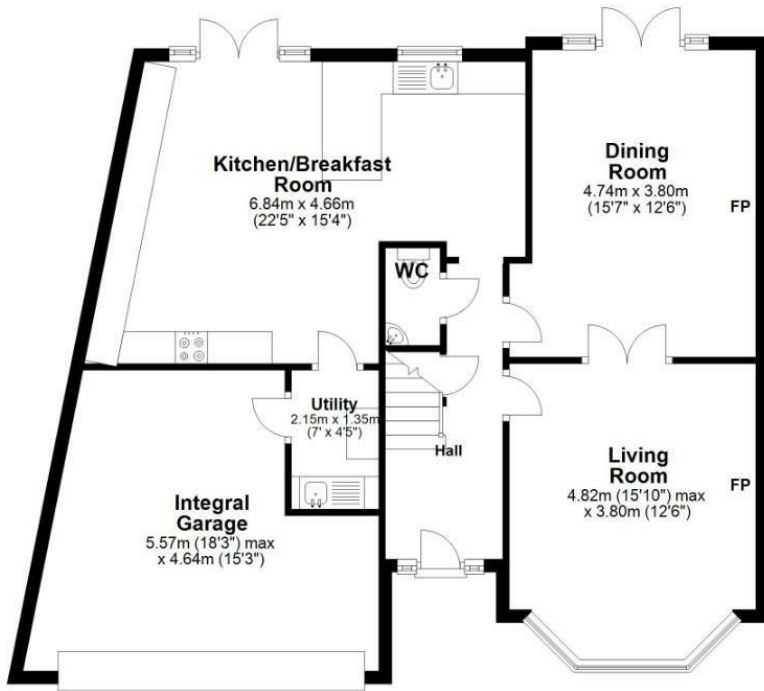


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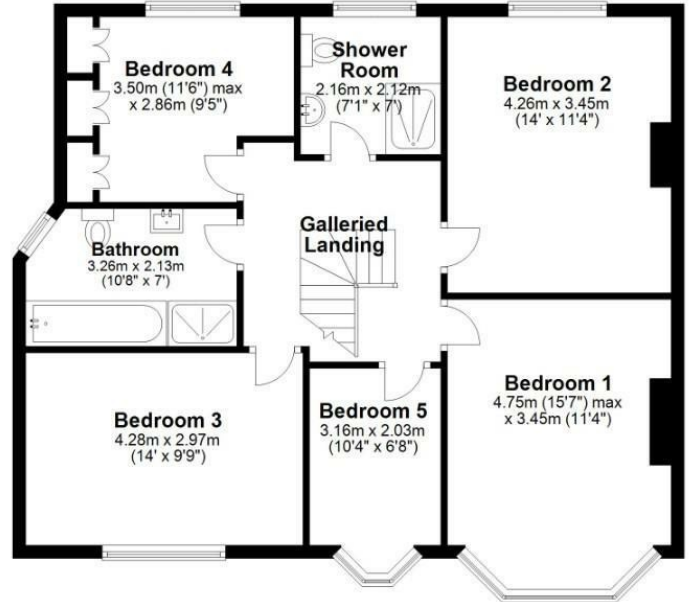
Ground Floor

Approx. 91.7 sq. metres (987.4 sq. feet)

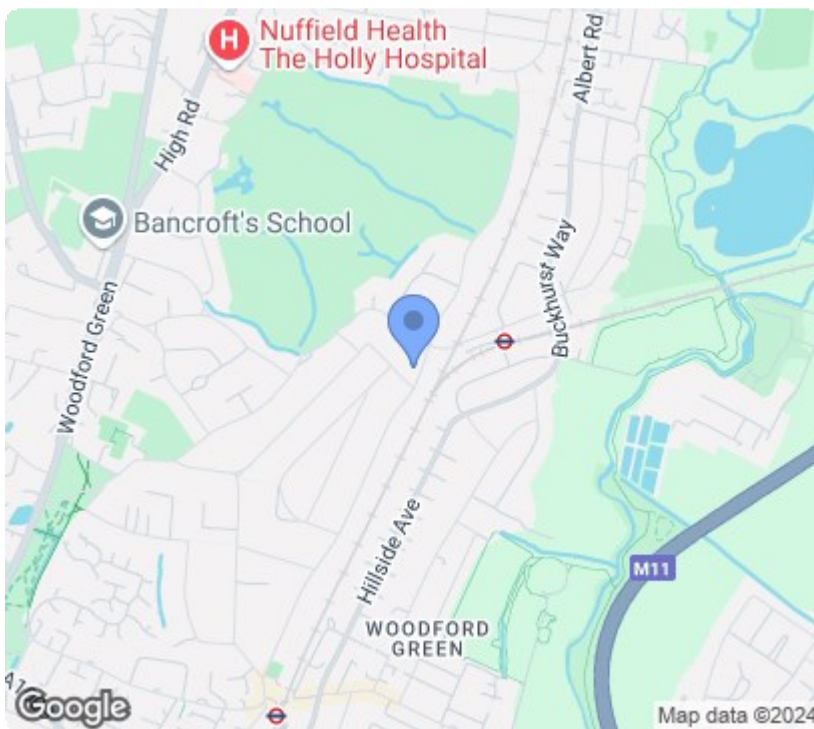


First Floor

Approx. 79.7 sq. metres (857.7 sq. feet)



Total area: approx. 171.4 sq. metres (1845.0 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			
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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