



26 The Drive, Buckhurst Hill, Essex, IG9 5RB

Asking price £1,200,000

This quite remarkable semi-detached home offers a rare blend of elegance and functionality the property has historically been the subject of a complete renovation is now offered for sale as a totally unique home in a sought after and prestigious location dating back to 1895, the property is set in Roebuck Green part of Buckhurst Hill, and with access to Epping forest and still close enough for the central line station. There is an extensive private garden of 90' that is wonderfully kept. This home has been extended and refurbished to a very high specification throughout. Due to its large windows, the property receives an abundance of natural light. The room sizes are particularly generous, especially the kitchen, which opens up on to the rear garden. The spacious master bedroom has an en suite. The property is located a short distance from Queens Road. There is an excellent range of private and state schools in the area. There is easy access to the M25, which links M11 and the A12 which is useful for connections to Gatwick and Stansted Airports.

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

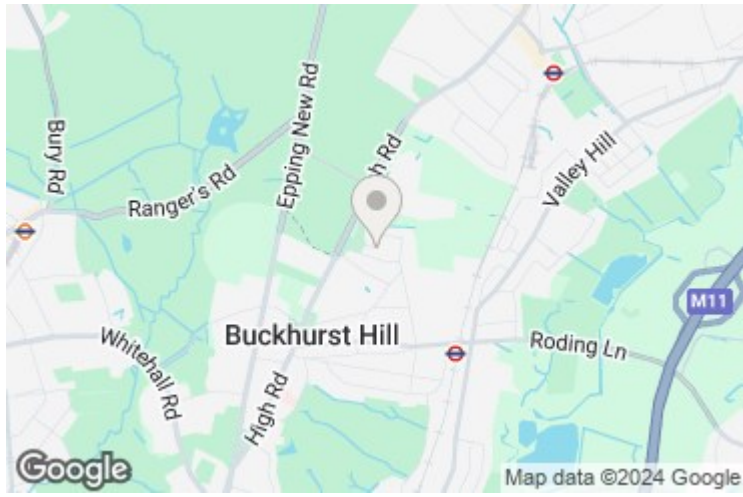
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Ground Floor

Approx. 87.6 sq. metres (942.6 sq. feet)



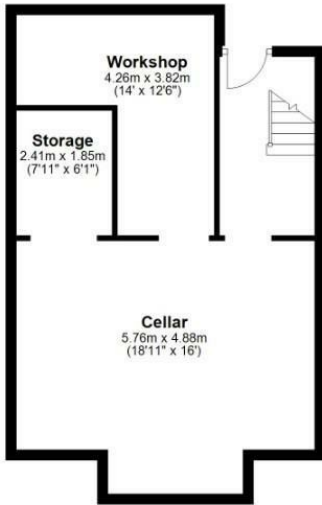
First Floor

Approx. 70.1 sq. metres (754.6 sq. feet)

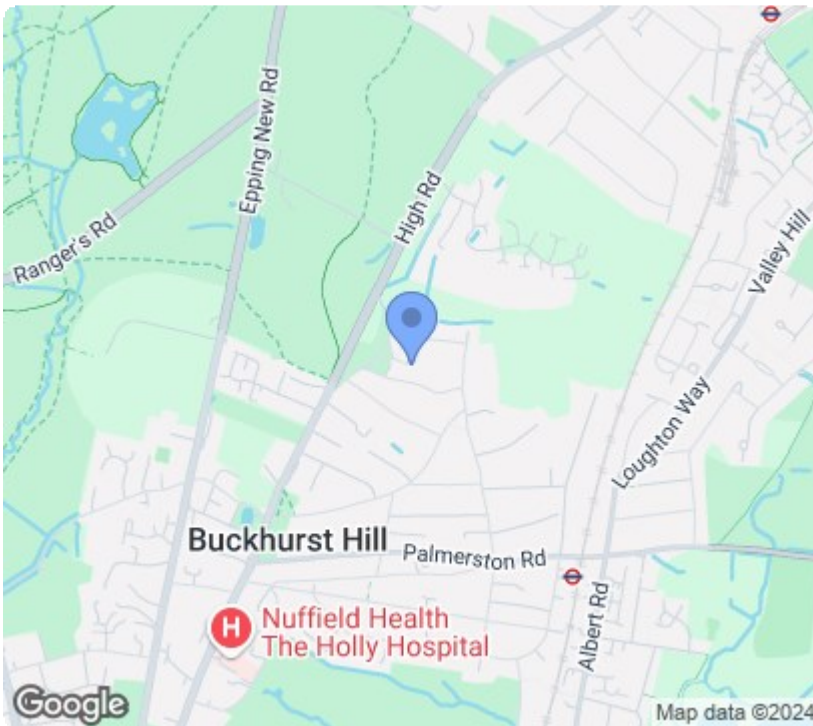


Basement

Approx. 48.9 sq. metres (526.8 sq. feet)



Total area: approx. 206.6 sq. metres (2224.0 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			
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Not environmentally friendly - higher CO ₂ emissions			
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