



P R I M E R E S I D E N T I A L

P R E S E N T S

The Meadway, Buckhurst Hill



elliott E | J james

The Meadway, Buckhurst Hill

“ Elliott James is proud to announce to the market this beautiful five bedroom detached family home located within the highly sought after school catchment area of St Johns Church of England Primary. The Meadway is also moments away from Buckhurst Hill Central Line Station, Linder’s Field Local Nature Reserve and Queens Road with its wonderful mix of boutique and independent shops as well as a Waitrose Supermarket.

The ground floor of the home comprises of the grand entrance hall which leads into both the generously proportioned formal reception room and the beautifully designed living room, the ground floor also provides a spacious cloakroom and is completed with the open plan kitchen diner space which is separated with the most mesmerizing archway. The first floor is equally as impressive with five generously proportioned double bedrooms one of which benefits from an modern three piece en suite. The first floor is completed with a spacious family bathroom.

The garden spans over 80 feet in length and is landscaped to a high standard. It provides the perfect ratio of laid to lawn, patioed space for alfresco dining and wonderful privacy from well maintained bordering shrubberies. The drive offers ample off street parking for up to five vehicles not inclusive of the attached garage.

Viewings are strictly by appointment only so please contact us on 0208 0165 333 to schedule in a visit to your next family home. ”

The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



Daniel Thomas
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An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

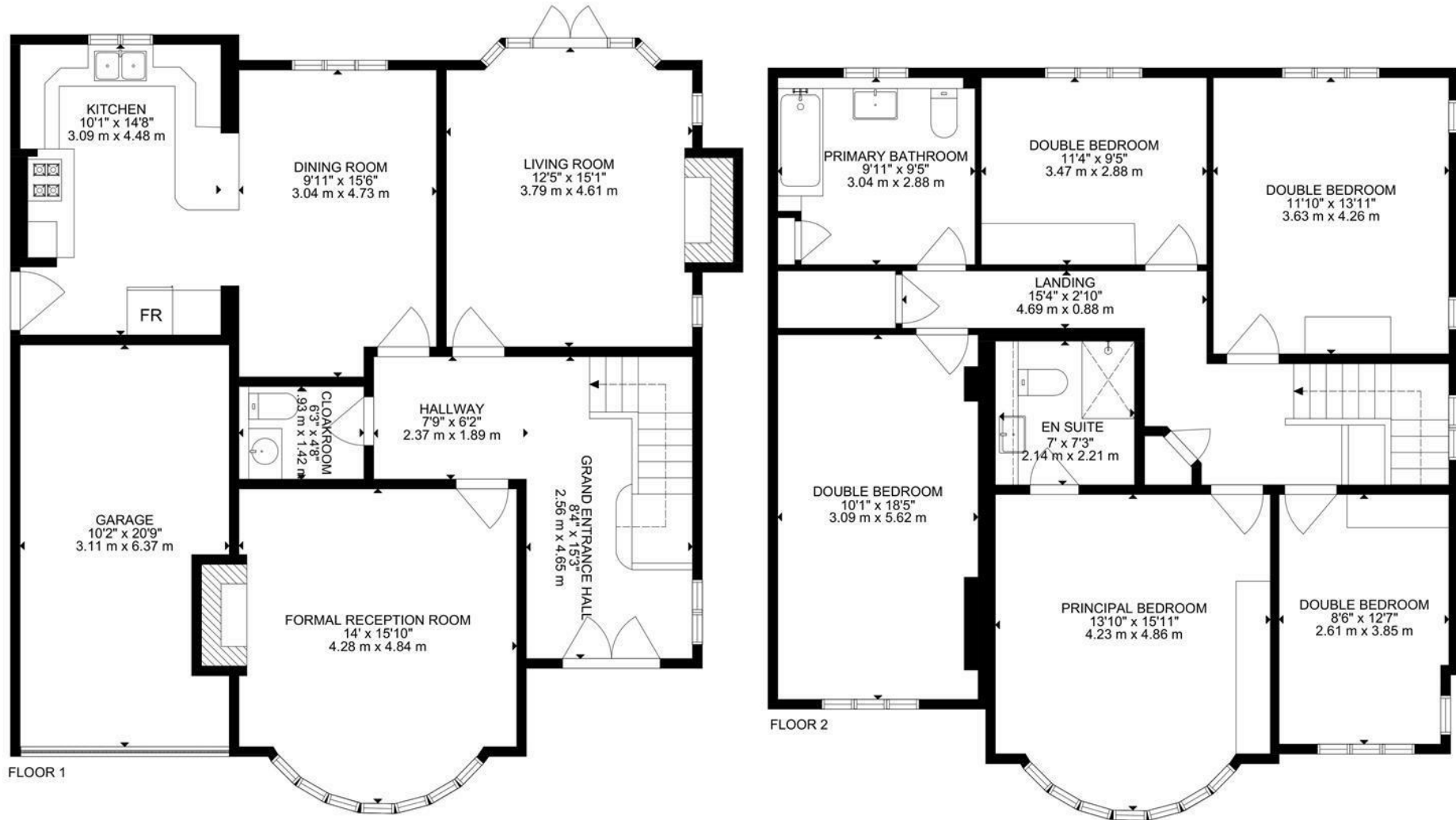
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Sqft 2086.00 sq ft	Type House - Detached	Style 1930's
Bedrooms 5	Receptions 2	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest Council	Tax Band G

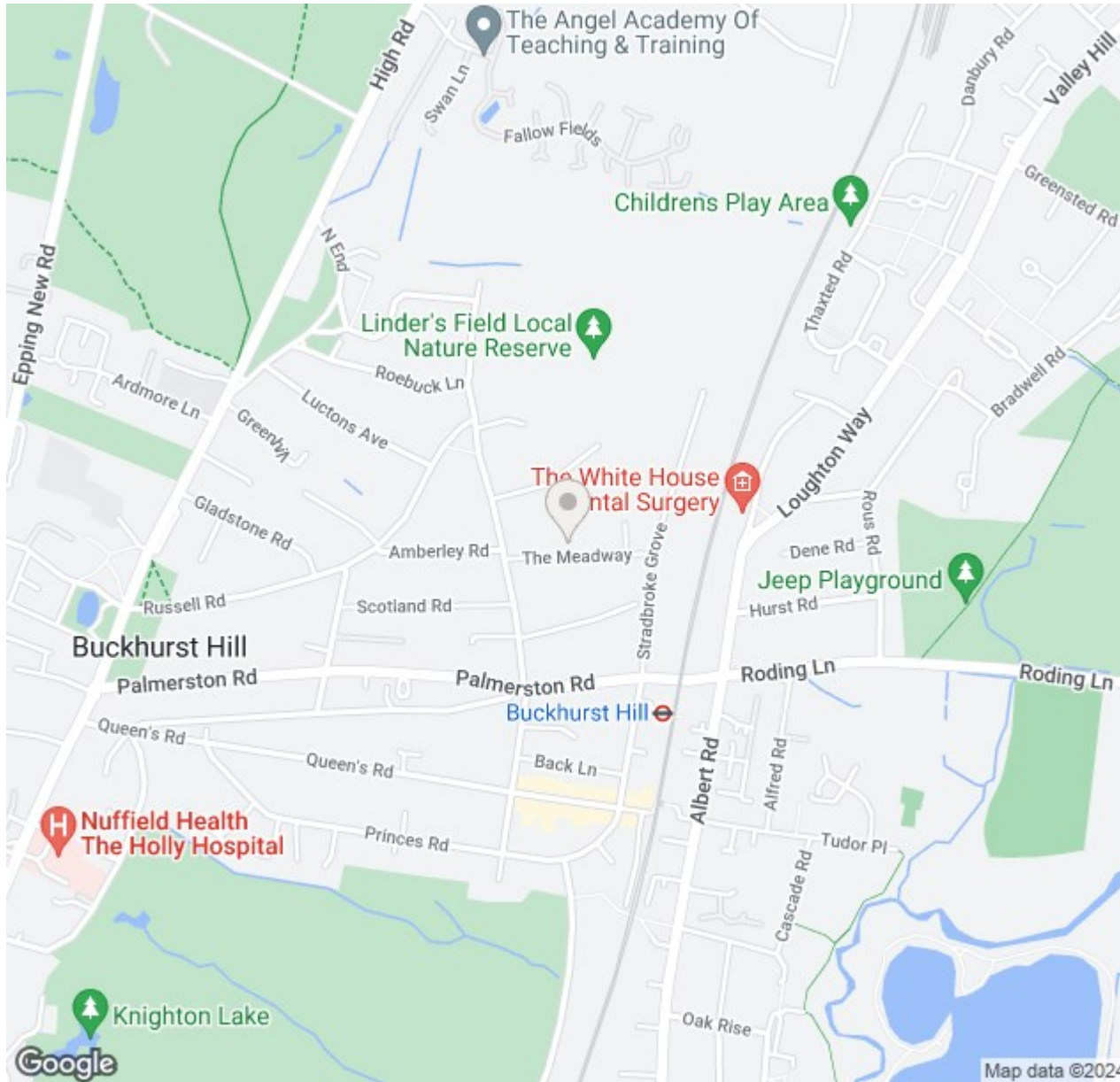
PLANS



GROSS INTERNAL AREA
 FLOOR 1: 95 m², 1022 SQ FT, FLOOR 2: 112 m², 1205 SQ FT
 GARAGE: 20 m², 215 SQ FT
 TOTAL: 227 m², 2452 SQ FT
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



MAP & EPC



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			
		48	82
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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