



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

P R E S E N T S

Whitehall Lane, Buckhurst Hill



elliott E | J

PRIME RESIDENTIAL SALES

Whitehall Lane, Buckhurst Hill



Elliott James is delighted to welcome to the market this rare opportunity to purchase a fabulous family home in a highly sought-after location set behind electric gates. Occupying a very generous plot (circa 230 foot front to back), this five-bedroom detached home provides remarkable potential for any avid buyer to create a truly stunning family home. Currently sitting at 3,379 square feet (inc garage) the property also lends itself to further development by utilising both a rear extension and a loft conversion subject to obtaining the required planning permission. It is also important to note that this property is offered to the market CHAIN FREE.

The ground floor comprises of an entrance hall, a very large formal reception room, two further reception rooms that could also be utilised as studies, a kitchen, dining room, generous double garage and further single garage. The first floor accommodation comprises of one single bedroom, three double bedrooms, an upstairs cloakroom, a family bathroom and an additional separate bathroom. The top floor is completed with a principal bedroom, dressing room and an en suite.

To the rear, the property benefits from a spacious patio and a generously proportioned private garden (circa 135 feet) with close access into Epping Forest. The garden is made up of a delicate balance of laid to lawn, planted borders and a variety of shrubberies and trees. The front of the property boasts a 65 foot frontage (est) and benefits from a spacious carriage driveway, garage and large front garden with a variety of trees, shrubberies and laid to lawn. There is also an additional single garage on the right hand side of the property.

Early viewings are highly recommended and are strictly by appointment only.



With over 25 years of experience within the property industry I have a wealth of Knowledge and expertise in delivering exemplary and unsurpassed discretionary customer service to esteemed clientele.



Heidi Foster MNAEA

contact@ejpr.co.uk

0208 0165 333



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.

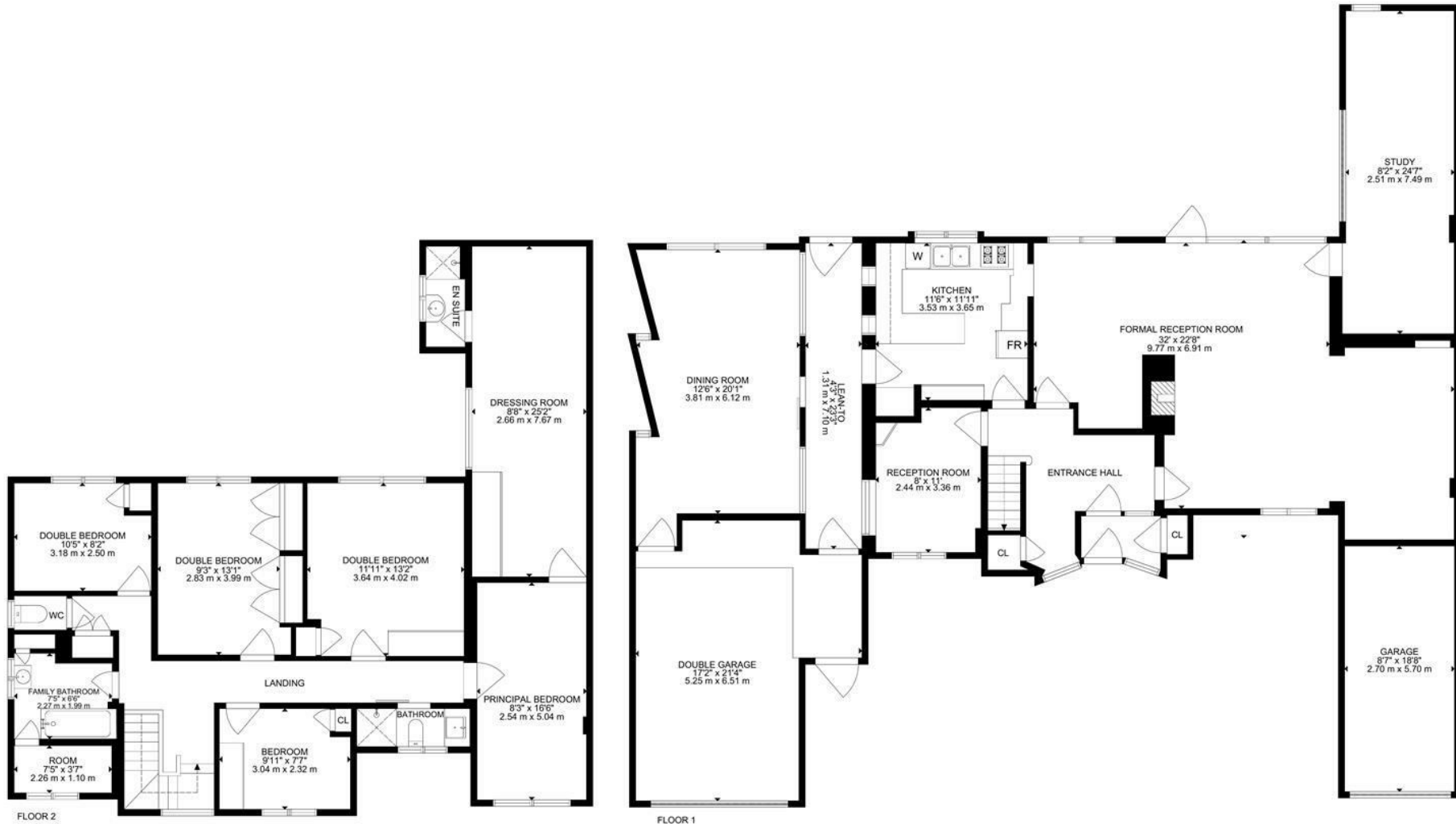
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Sqft 3379.00 sq ft	Type House - Detached	Style Victorian
Bedrooms 5	Receptions 4	Bathrooms 3
Tenure Freehold	Local Authority Redbridge	Tax Band G

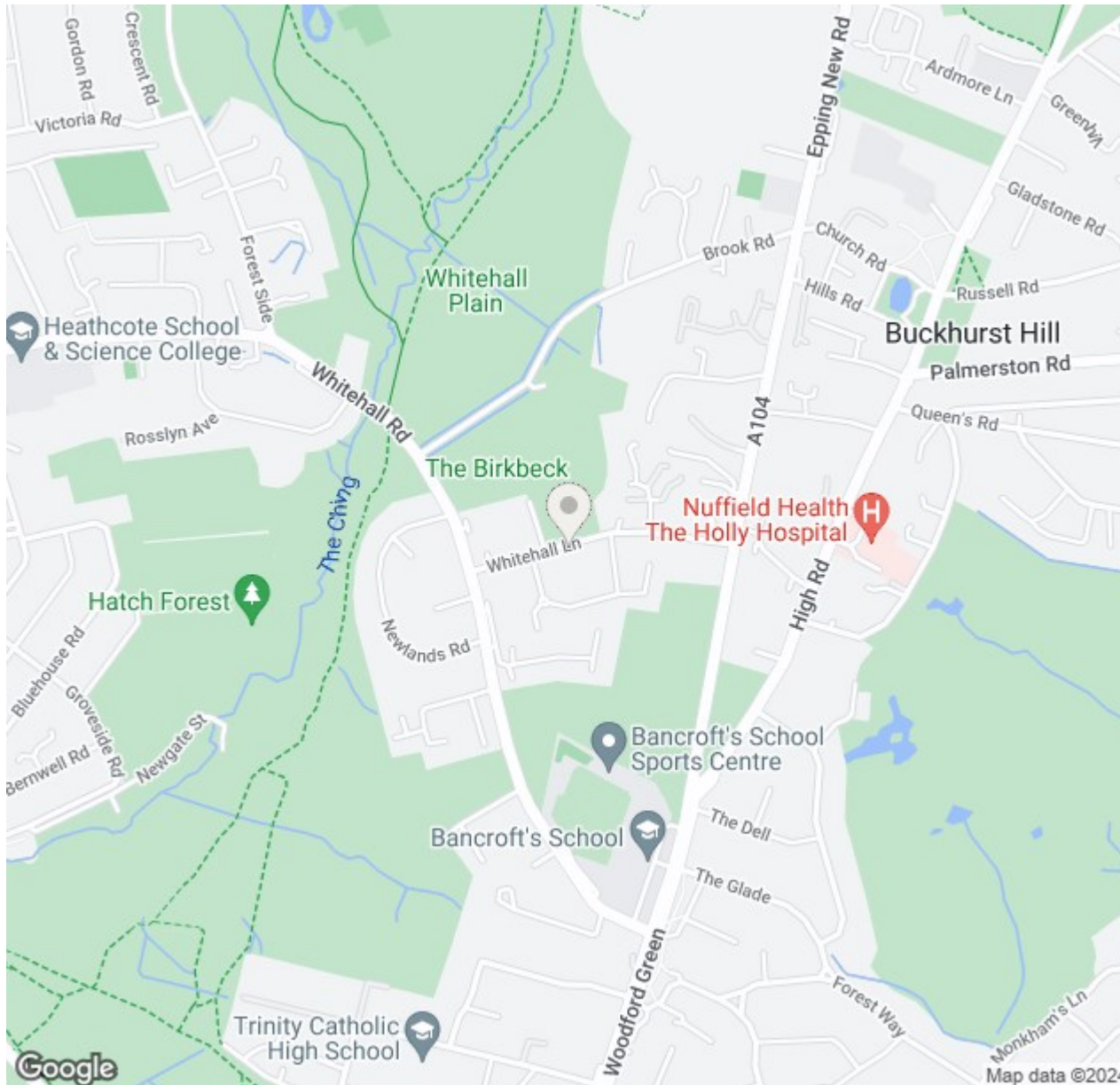
PLANS



GROSS INTERNAL AREA
 FLOOR 1: 1636 SQ FT, 152 m², FLOOR 2: 1291 SQ FT, 120 m²
 GARAGE: 452 SQ FT, 42 m²
 TOTAL: 3379 SQ FT, 314 m²
 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			
		61	77
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	

elliott **E | J** james

165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | contact@ejpr.co.uk

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