



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

P R E S E N T S

Powell Road, Buckhurst Hill



elliott **E | J** james

Powell Road, Buckhurst Hill



**** CASH BUYERS ONLY****

Rare and exciting opportunity has presented itself to purchase a part completed detached property. The current vendors have internally installed the wiring and plumbing and therefore any potential purchasers can create their dream home to their own tastes. The internal accommodation has been designed to include kitchen, spacious family reception room, family TV room, utility room, study and cloakroom. The upstairs offers a principle bedroom with en-suite, two further bedrooms and family bathroom.

The property is located on one of Buckhurst Hill's premier roads with the rear garden overlooking Linder's Field Nature Reserve and is within walking distance to the Central Line Station, Waitrose and Queens Road with its wide variety of individual boutique shops, eateries and well respected state and independent schools including St Johns primary School.

The front driveway offers off-street parking and early viewing is highly recommended and is strictly by appointment only.



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.



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 2271.00 sq ft	Type House - Detached	Style 1980s
Bedrooms 3	Receptions 2	Bathrooms 3
Tenure Freehold	Local Authority Epping Forest	Tax Band G

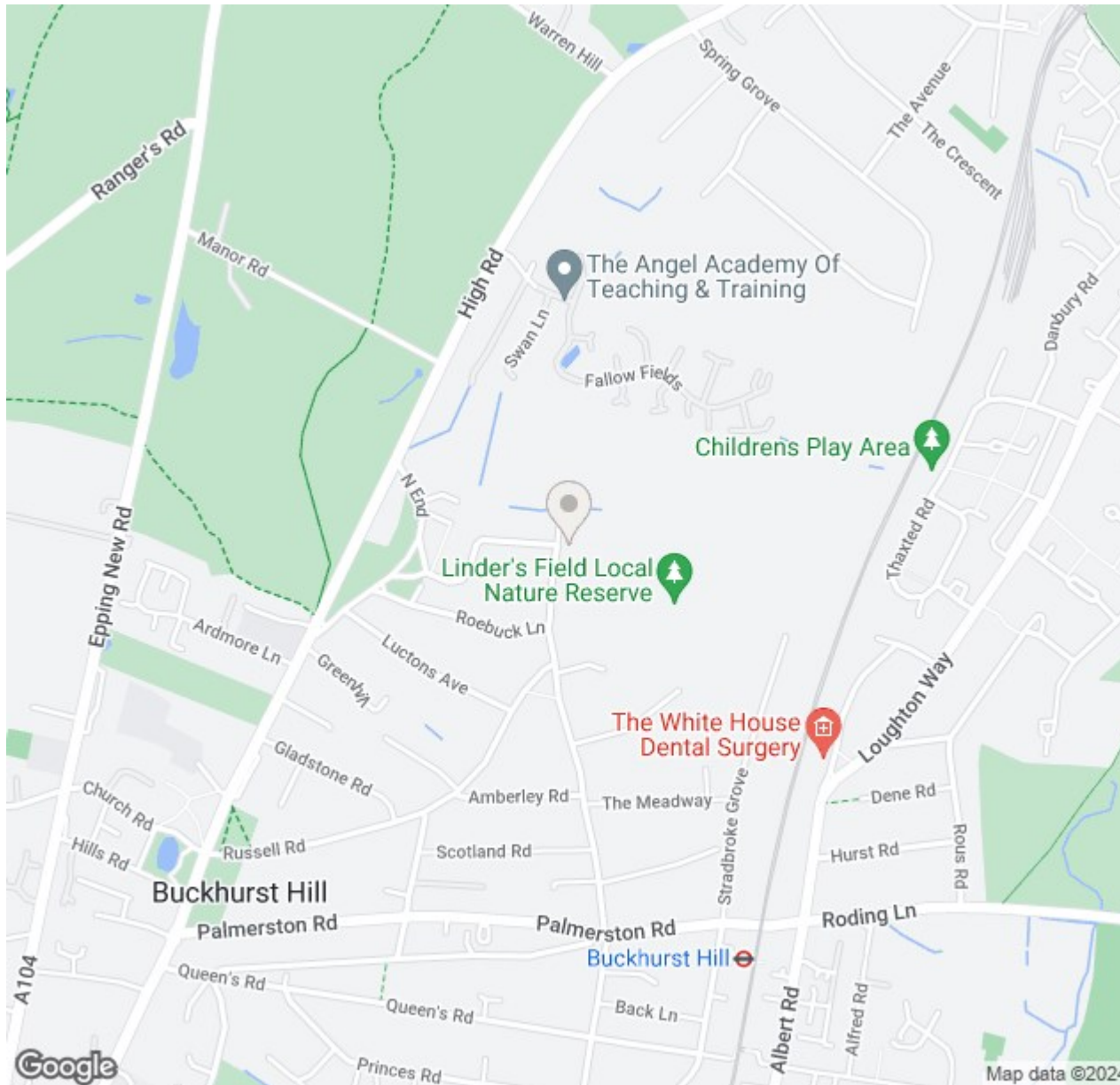
PLANS



GROSS INTERNAL AREA
FLOOR 1: 1367 SQ FT, 127 m², FLOOR 2: 904 SQ FT, 84 m²
TOTAL: 2271 SQ FT, 211 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			
			82
		31	
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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