



Walnut Way, Buckhurst Hill, Essex, IG9 6HU

£750,000 Freehold

Located in the desirable neighbourhood of Buckhurst Hill situated within close proximity to Roding Valley and Buckhurst Hill stations with excellent transport links to London is this charming 3 bedroom semi detached family home. The property has great potential for extending and further comprises through lounge/diner, ground floor cloakroom, fitted kitchen and first floor bath/shower room. Additional highlights of this residence include utility/garage with electric roller shutter door, good size mature garden with an abundance of shrubs, trees and timber shed and OFF ROAD PARKING for two vehicles. The property is offered for sale with NO ONWARD CHAIN. Call us on 020 8530 4646 to arrange a viewing.



Reception Hall

Parquet flooring, radiator, stairs to first floor, storage cupboard, doors to:-

Cloakroom

W.C. and wash hand basin.

Kitchen

8'10" x 7'1" (2.703 x 2.163)

Range of base and eye level units, work surface area incorporating single drainer sink unit with mixer tap, electric hob, oven beneath and extractor hood above, space for fridge/freezer, dishwasher, double glazed door and side window to rear garden.



Dining Area

13'8" x 12'1" (4.178 x 3.704)

Double glazed bay window with blinds to front aspect, wall light points and radiator and parquet flooring. Open to:-

Lounge area

13'8" x 10'8" (4.176 x 3.276)

Double glazed French doors and windows to rear garden, parquet flooring, feature fireplace and double radiator.



FIRST FLOOR LANDING AREA

Double glazed stained glass window to flank, fitted carpet, access to loft and doors to:-

Bedroom One

14'5" x 10'9" (4.409 x 3.296)

Double glazed bay window to front aspect, fitted carpet and radiator.

Bedroom Two

12'11" x 8'10" (3.947 x 2.698)

Double glazed window to rear aspect, range of fitted wardrobes, fitted carpet and radiator.



Bedroom Three

8'0" x 7'2" (2.461 x 2.188)

Double glazed corner window, fitted carpet and radiator.

Bath/Shower Room

8'10" x 7'0" (2.699 x 2.154)

Modern white suite comprising bath, double wash hand basin with drawers beneath, corner shower cubicle, tiled walls and floor, heated towel radiator and double glazed obscure window to rear aspect.



ATTACHED GARAGE/UTILITY

Electric roller shutter door, wall mounted gas central heating boiler.

UTILITY AREA (off garage)

8'1" x 7'11" (2.467 x 2.426)

Plumbing for washing machine and tumble dryer.

REAR GARDEN

Large mature garden South East facing, patio area with steps down to lawn area, flower/shrub borders, mature trees and timber shed to rear. Access to utility/garage.

Disclaimer

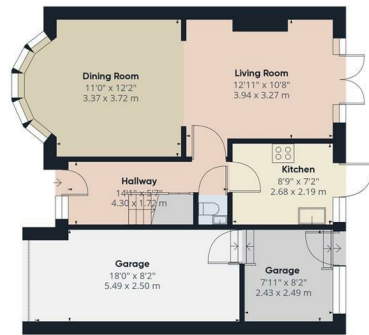
Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.



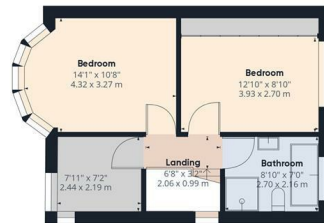


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1093.92 ft²
101.63 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360