





PROPERTY DESCRIPTION

				
Living rooms	Bedrooms	Bathrooms	Car Park	Area
2	4	1	Yes	2,096 sq ft

A beautifully presented Tudor style four-bedroom detached family home, situated within a sought-after location, with good access of Buckhurst Hill, Central Line Underground Station, and the popular Queens Road Shopping Parade. This pleasant home benefits from a secluded rear garden and a large driveway providing off street parking for several vehicles.



TRANSPORT LINKS & JOURNEY TIMES

Buckhurst Hill Station		0.5 miles
Roding Valley		1 mile

TERMS

Local Authority:	Epping Forest District Council
Tenure:	Freehold



The property has a large entrance hallway, with access to a ground floor WC, and spacious dining room and lounge with feature fireplaces beautiful bespoke kitchen with breakfast area, large conservatory area via the lounge.

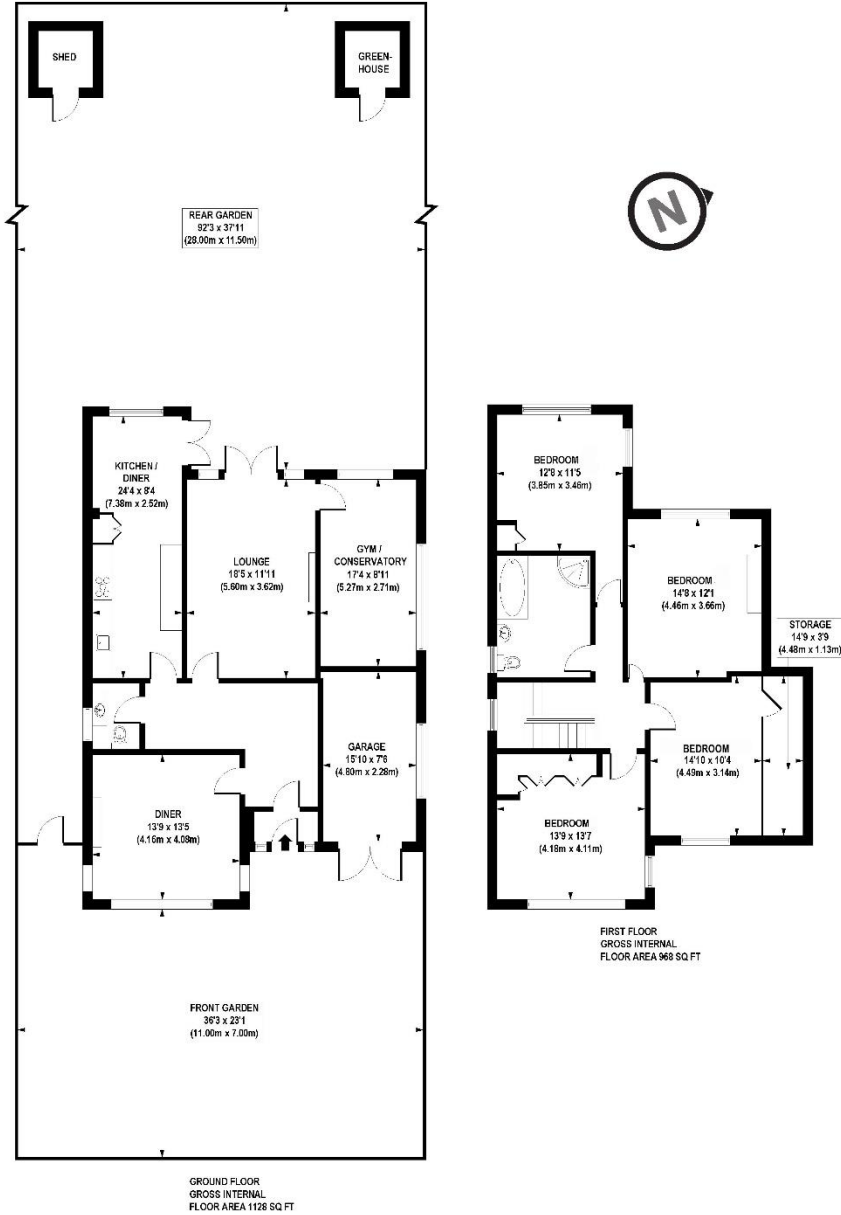
On the first floor you will locate four good size bedrooms with fitted wardrobes to the main bedroom, large storage area to bedroom two and four, family four-piece bathroom suite, including corner shower cubicle.



The property has a secluded rear garden, which is well maintained with large laid to lawn area, patio seating area, shed and green house. To the front, there is a large driveway providing off street parking for several vehicles and access to garage.







APPROX. GROSS INTERNAL FLOOR AREA 2096 sq. ft / 194.75 sq. m (Including Garage)
 APPROX. GROSS INTERNAL FLOOR AREA 1948 sq. ft / 180.96 sq. m (Excluding Garage)

Floorplan is for illustrative purposes only and is not to scale.
 Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
 Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars are intended as a guide and act as information only. All details and approximate measurements are given in good faith and are believed to be correct at the time of printing. Dockleys always looks at the potential for each property so all references to planning permission should be discussed directly with the local authority.