



Stag Lane, Buckhurst Hill, IG9 5TD

Asking Price £795,000

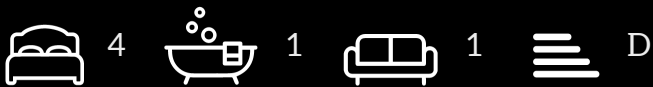
- Detached Property
- South Facing Garden
- Garage and Driveway Parking
- Option to Extend Subject to Planning
- Close to Buckhurst Hill Station
- Close to Queens Road, Shops, Restaurants and Café
- Four Double Bedroom Property

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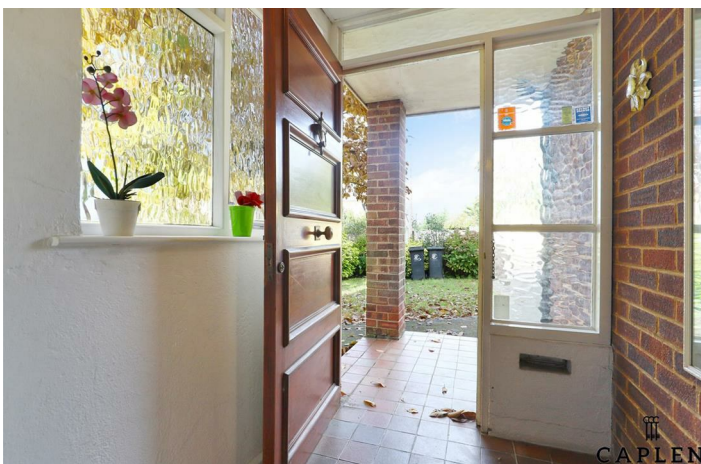
Caplen Estates welcomes to the market this well positioned four bedroom detached house which is situated within Buckhurst Hill, offered as a Chain Free purchase with the option to extend further subject to planning.

The property is well located with access to Queens Road, Shops, Restaurants, Cafes, Bus links, Central Line Station, Epping Forest and School Catchments. The property is in need to modernization but offers ample living space, making it an ideal purchase for a growing family. When entering the property you are met by a large entrance hall giving access a downstairs cloakroom, kitchen/breakfast room with ample storage, space for appliances and fitted oven/hob. The lounge/dining room is flooded with natural light being south facing and benefits from direct access to the rear garden.

The upstairs landing give access to four double bedrooms, family bathroom and loft access. The garage is integral and could be utilised as further living space. The rear garden is compete with patio area, lawn, mature shrubs and side access. We recommend to call our sales team to arrange a internal viewing asap.



Council Tax Band: F



Kitchen Breakfast Room
14'1" x 8'6"

Lounge Dining Room
22'2" x 13'0"

Bedroom One
13'1" x 11'2"

Bedroom Two
13'1" x 10'8"

Bedroom Three
11'2" x 8'2"

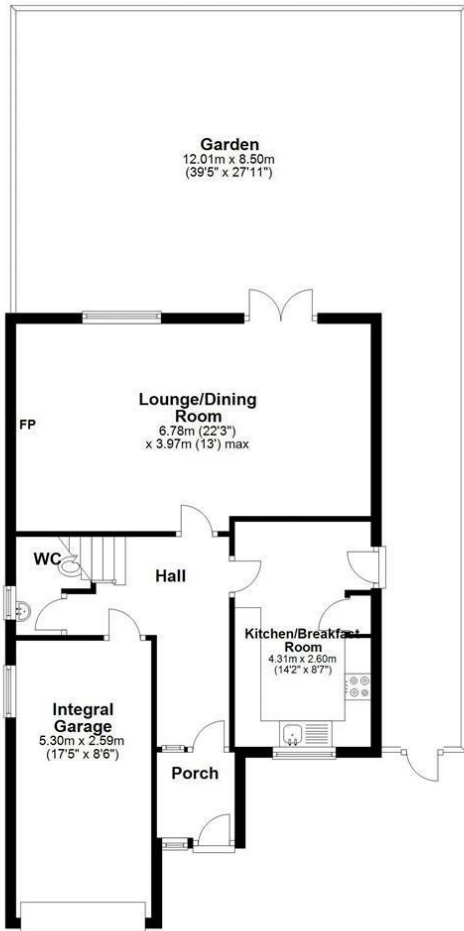
Bedroom Four
12'7" x 7'2"

Bathroom
7'6" x 6'8"

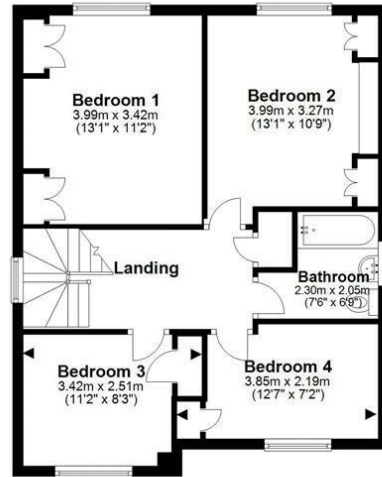
Integral Garage
17'4" x 8'5"

Garden
39'4" x 27'10"

Ground Floor
Approx. 66.1 sq. metres (711.3 sq. feet)



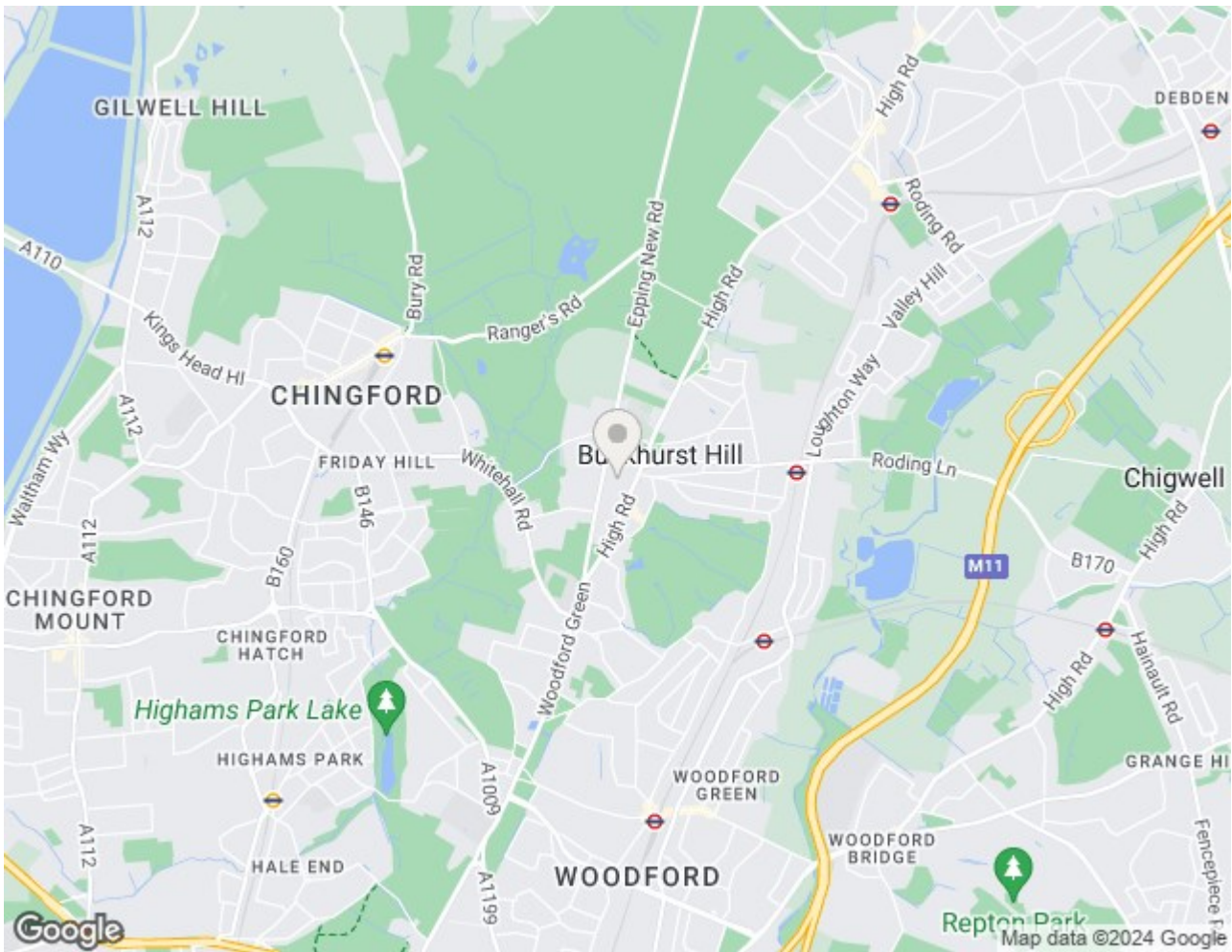
First Floor
Approx. 56.3 sq. metres (606.3 sq. feet)



Total area: approx. 122.4 sq. metres (1317.6 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating:

D

Council Tax Band

F

Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.