



Buckhurst Way, Buckhurst Hill, IG9 6JB

Guide Price £575,000

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- Stunning Open Plan Kitchen/Diner
- Off Street Parking
- Chain Free
- West Facing Garden
- Three Bedroom Family House
- Ground Floor WC & Utility
- Short Walk to Roding Valley Underground
- Expansion Potential STPC

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Welcome to this charming property located on Buckhurst Way in the desirable area of Buckhurst Hill. Conveniently located just a short walk from Roding Valley Underground station, commuting is a breeze for city workers or those looking to explore London. Additionally, the property is also offered chain-free.

This delightful house boasts a cosy reception room, perfect for relaxing with family and friends. The ground floor also boasts an open plan kitchen/diner/family room, fully fitted appliances and utility cupboard and WC. With three bedrooms, two doubles and a single. There is ample space for a growing family or for those in need of a home office or guest room. The family bathroom has a shower over the bath.

This property has parking space for two vehicles, ensuring convenience for homeowners and guests alike. The west-facing garden is a lovely spot to enjoy the afternoon sun or host summer barbecues.

For those with a vision for expansion, this property offers great potential subject to planning consent. Contact our sales team to arrange a viewing 0203 937 7733.



Council Tax Band: D



Living Room
13'8" x 11'5"

Kitchen / Dining Room
22'3" x 17'5"

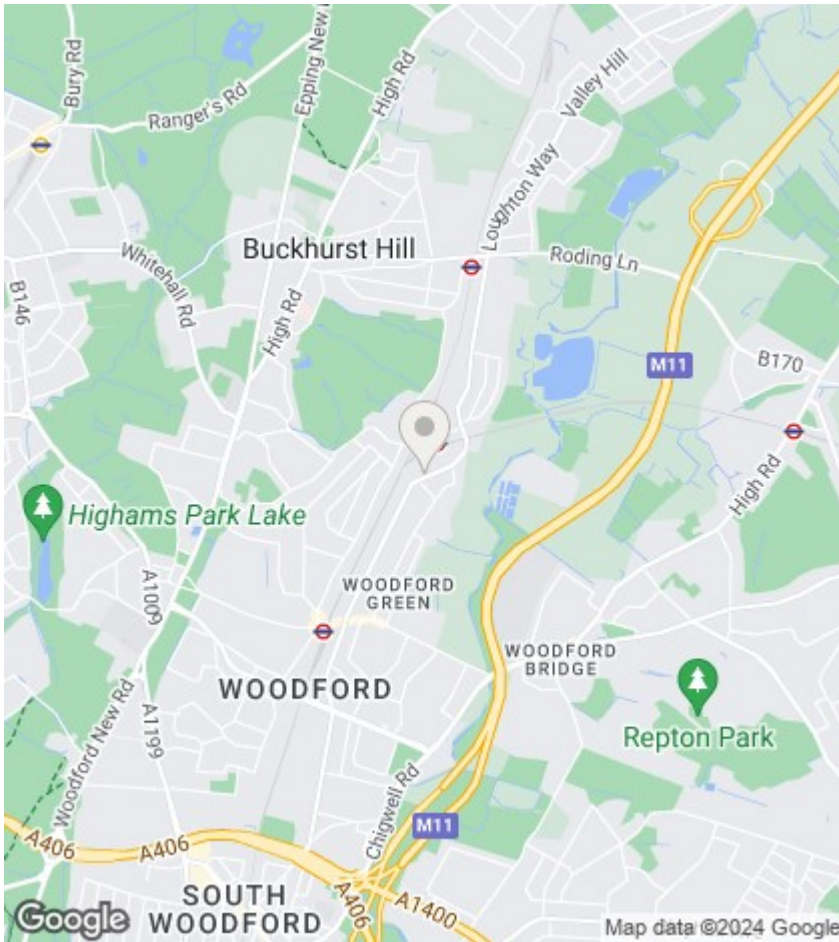
Bedroom 1
14'5" x 10'6"

Bedroom 2
11'2" x 10'6"

Bedroom 3
7'4" x 6'1"

Family Bathroom
6'1" x 5'6"

Garden
39'4" x 18'4"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating

C

Council Tax Band

D

Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

Ground Floor
Approx. 52.0 sq. metres (559.6 sq. feet)



First Floor
Approx. 36.0 sq. metres (387.6 sq. feet)

