



Westbury Lane, Buckhurst Hill, IG9 5NF

Asking Price £950,000

- Four Bedroom Detached House
- Large Conservatory
- Off-Street Parking
- Catchment Area for Good Local Schools
- Integrated Kitchen
- Principle Bedroom with Fitted Wardrobes
- Close to Local Amenities & Public Transport
- CHAIN FREE

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Welcome to this stunning detached house located on Westbury Lane in the desirable area of Buckhurst Hill. This modern property boasts elegance and comfort, perfect for those seeking a spacious home.

As you step inside, you are greeted by a bright and inviting reception room, ideal for entertaining guests or relaxing with family. The integrated kitchen is a chef's dream, with a range of modern units and integrated appliances.

With four generous double bedrooms, there is ample space for a growing family or visiting guests. The principle bedroom suite is a true highlight, featuring fitted wardrobes and an ensuite shower room for added convenience and luxury.

Parking has space for three vehicles. Step outside to discover a garden perfect for enjoying outdoor activities or simply basking in the sunshine. Whether you have green fingers or simply enjoy al fresco dining, this garden offers endless possibilities.

The property is located within catchment for good local schools and is within walking distance to local shops and amenities and excellent transport and road links.



Council Tax Band: F



Reception Room
19'1" x 11'8"

Kitchen
13'1" x 11'8"

Conservatory
12'11" x 11'8"

Downstairs WC
5'11" x 5'1"

Bedroom 1
14'8" x 12'6"

Ensuite Bathroom
10'9" x 9'1"

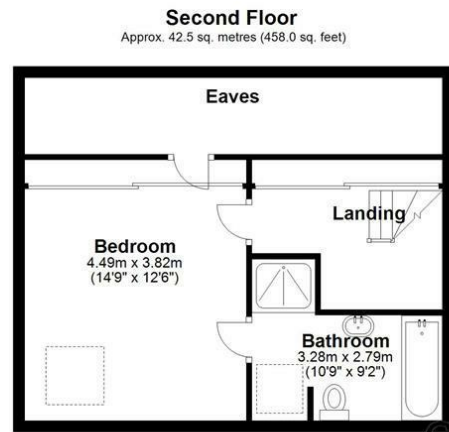
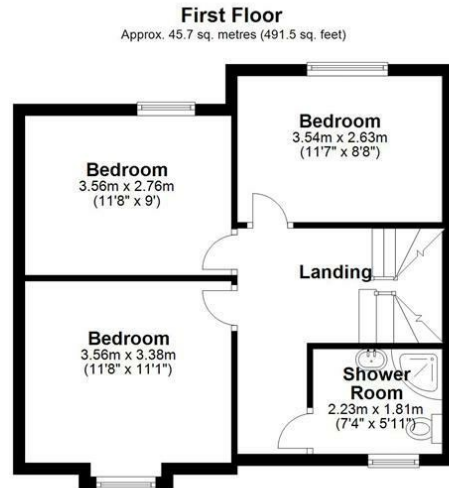
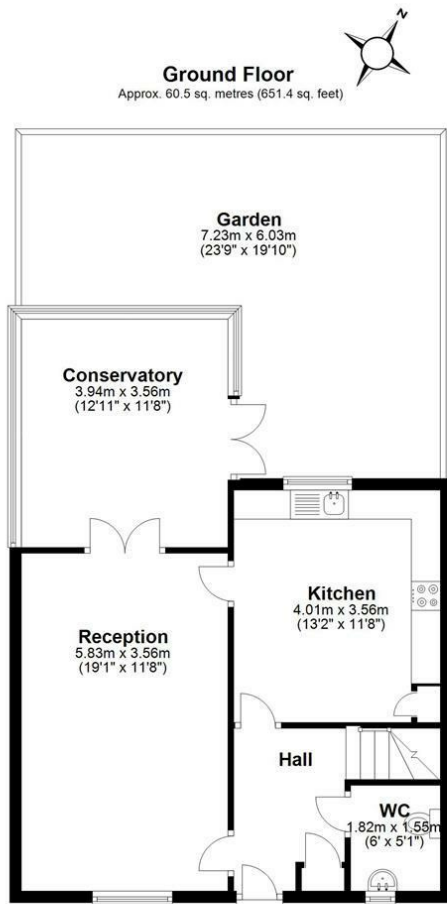
Bedroom 2`
11'8" x 11'1"

Bedroom 3
11'8" x 9'0"

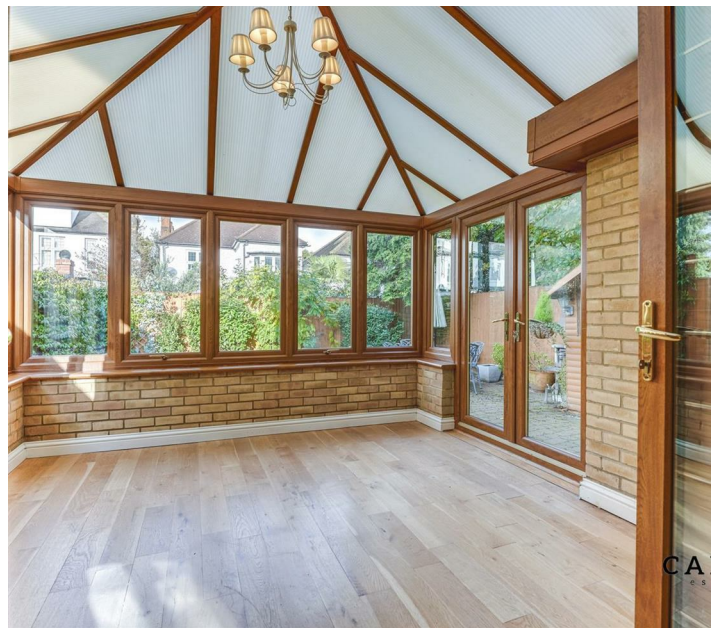
Bedroom 4
11'7" x 8'7"

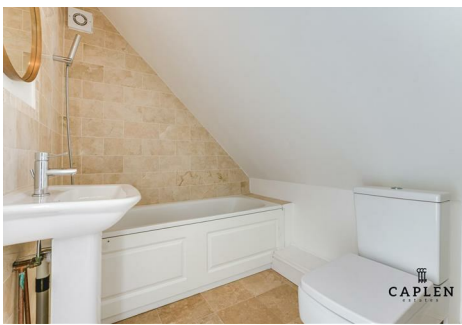
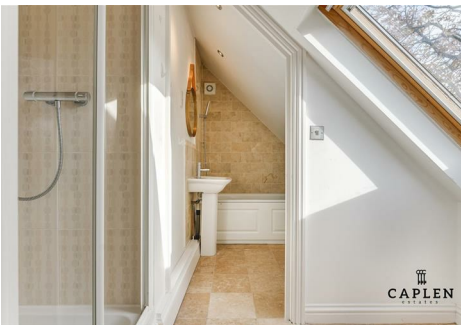
Shower Room
7'3" x 5'11"

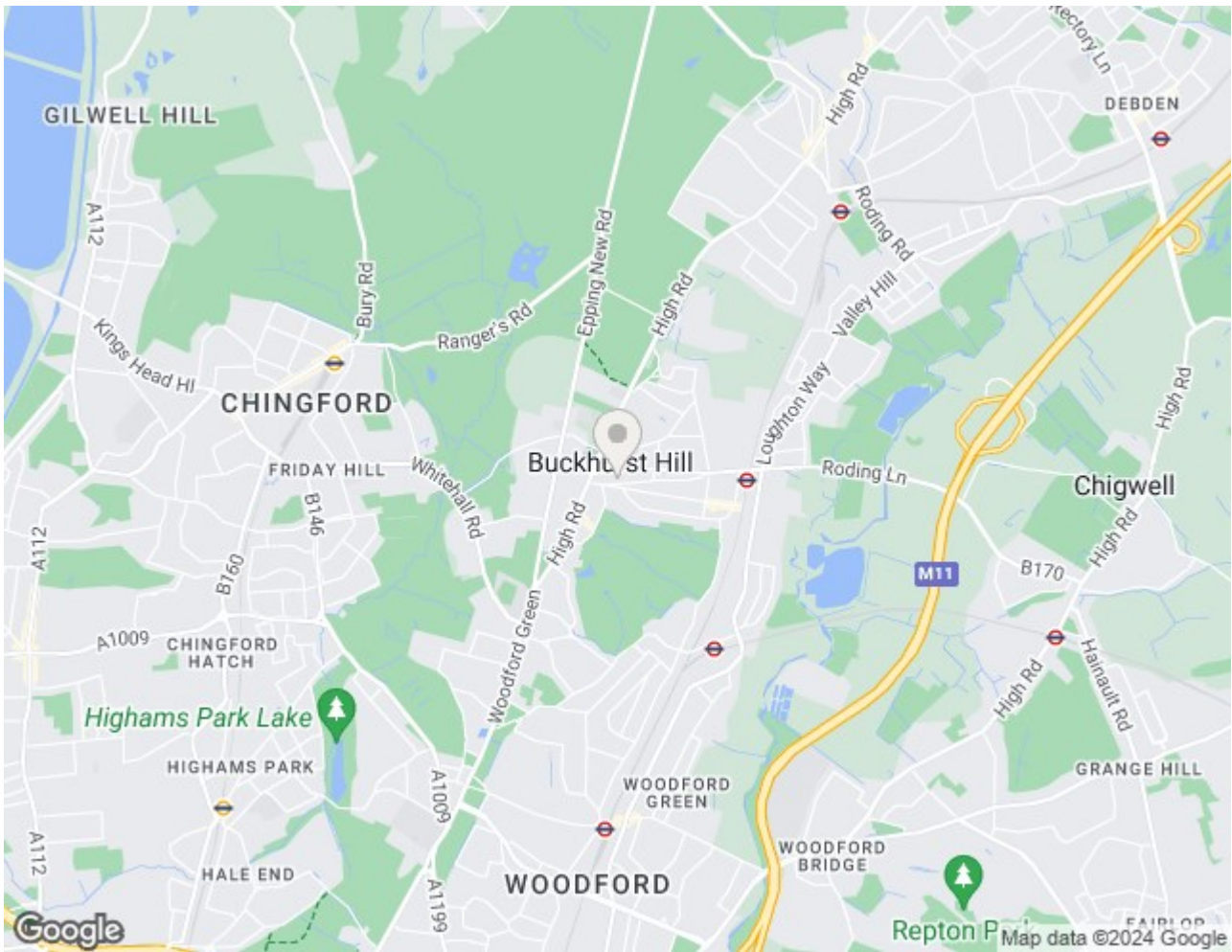
Garden
23'8" x 19'9"



Total area: approx. 148.7 sq. metres (1600.8 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	77	
(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

F

Viewings

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