



## Buckhurst Way, Buckhurst Hill, IG9 6HP

Guide Price £800,000

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- Shaker Style Kitchen With Quartz Worktops, Island, Integrated Appliances & Utility Cupboard
- Fully Tiled Family Bathroom With Matt Black Sanitary Wear
- Resin Driveway For Two Cars
- Unique Four Bedroom House Arranged Over Three Floors
- Main Bedroom With En Suite Shower Room, Walk In wardrobe & Juliette Balcony
- Fully Landscaped Rear Garden With Shingle Pathway & Stylish Garden Room
- Close To Buckhurst Hill Central Line, Queens Road Shops, Restaurants & Cafes



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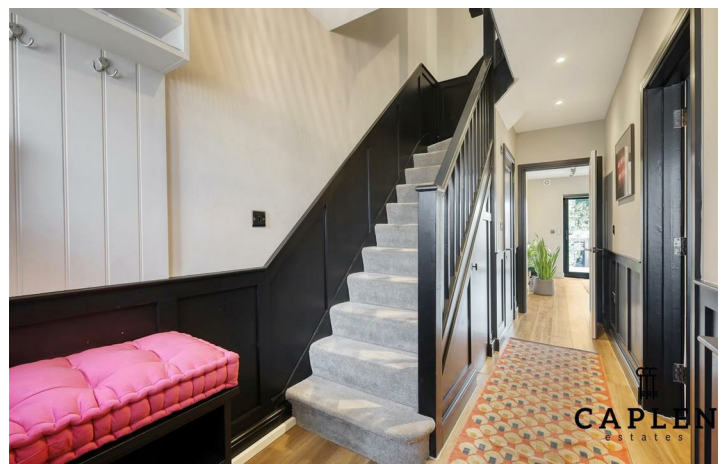
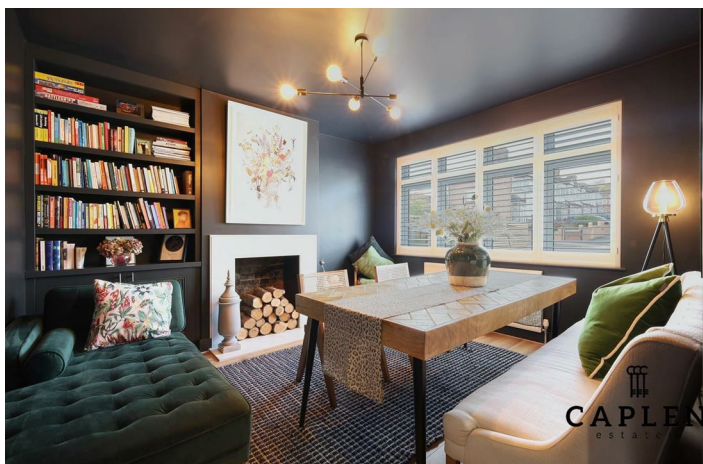
Caplen Estates welcomes to the market this superb, four bedroom 1930s semi-detached house situated in Buckhurst Hill, Essex. The house is within walking distance to Buckhurst Hill Central Line Station and Queens Road shops, restaurants & cafes.

The current vendor has refurbished the property to an extremely high standard throughout. The large entrance hall, with panelled walls, gives access to the front reception room with built-in storage and feature fireplace. To the rear, you are met by an open plan kitchen/dining/family room with bi-fold doors to the rear garden. The shaker style kitchen offers a taste of elegance, which the current vendors showcase with a range of units, quartz worktops, breakfast bar and integrated appliances including double oven, electric hob, extractor, fridge/freezer & dishwasher. There is a small utility cupboard, which houses the washing machine & tumble dryer and a separate downstairs WC.

The first floor boasts two double bedrooms both with fitted wardrobes, a further single bedroom and a stunning fully tiled family bathroom with matt black sanitary wear and ample storage. The second floor gives access to a large master bedroom with ensuite shower room, Juliette balcony, walk-in wardrobe and storage in the eaves. One of the unique selling points to the property is a newly landscaped rear garden offering a quiet retreat, with a large decking area, shrubs, shingle paths, water feature, leading to a large garden room with bi-fold doors, electricity, heating and storage. Additionally there is off street parking for two cars. Please contact our sales team to book a viewing.



Council Tax Band: D



### Living Room

3.78m x 3.56m (12'5 x 11'8)

### Kitchen/Diner

5.82m x 5.51m (19'1 x 18'1)

### Utility Room

### Downstairs WC

### Bedroom 1

5.03m x 2.92m (16'6 x 9'7)

### Ensuite Shower Room

2.08m x 1.80m (6'10 x 5'11)

### Dressing Room

### Bedroom 2

12'5 x 11'1 (39'4" x 36'1" x 3'3")

### Bedroom 3

3.35m x 3.35m (11 x 11)

### Bedroom 4

2.72m x 2.03m (8'11 x 6'8)

### Family Bathroom

2.11m x 2.03m (6'11 x 6'8)

### Garden Room

2.87m x 3.51m (9'5 x 11'6)

### Store

### Garden

22.00m x 5.54m (72'2 x 18'2)

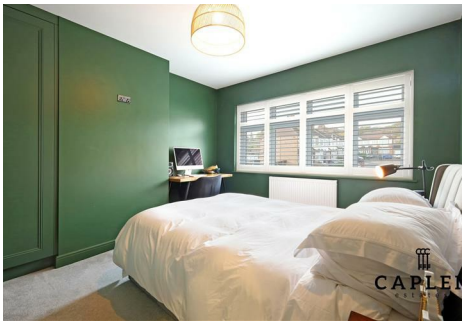


Total area: approx. 137.2 sq. metres (1476.5 sq. feet)

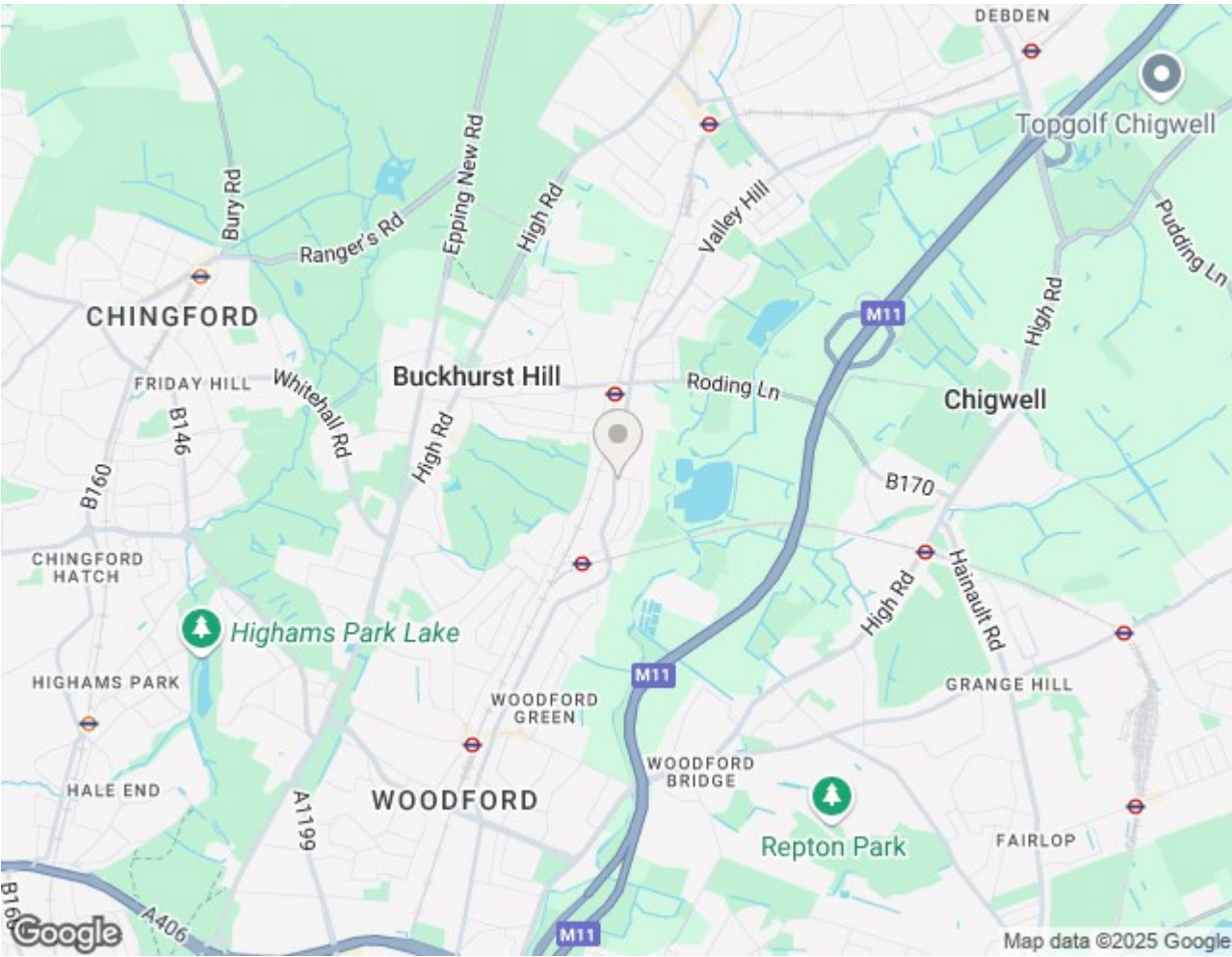
**Buckhurst Way**











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.