



Princes Way, Buckhurst Hill, IG9 5DU

Guide Price £750,000 - £775,000

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- Three Bedroom House
- Off Street Parking for Two Cars
- St Johns Primary School Catchment
- Offered Chain Free
- Open Plan Living
- Downstairs WC
- Walking Distance to Queens Road and Central Line Station

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Caplen Estates are pleased to offer this three bedroom house located in a quiet cul de sac in Buckhurst Hill, Essex which is offered as a "Chain Free" purchase. The property is set within walking distance to Queens Road with many shops & boutiques. Additionally close to Buckhurst Hill Central Line Station.

The ground floor consists of a good size living room and open plan kitchen/diner, with ample storage, integrated appliances, central island with breakfast bar, separate utility area, WC and Bi-folding doors to the rear garden, offering direct access to Knighton Woods.

The first floor offers three bedrooms, two doubles and a single. The family bathroom is a good size and has a separate bath and shower. Please call our sales team to arrange a viewing 0203 937 7733.



Council Tax Band: E



Living Room
4.72m x 3.63m (15'6" x 11'11")

Kitchen/Dining Room
5.84m x 5.44m (19'2" x 17'10")

Hallway

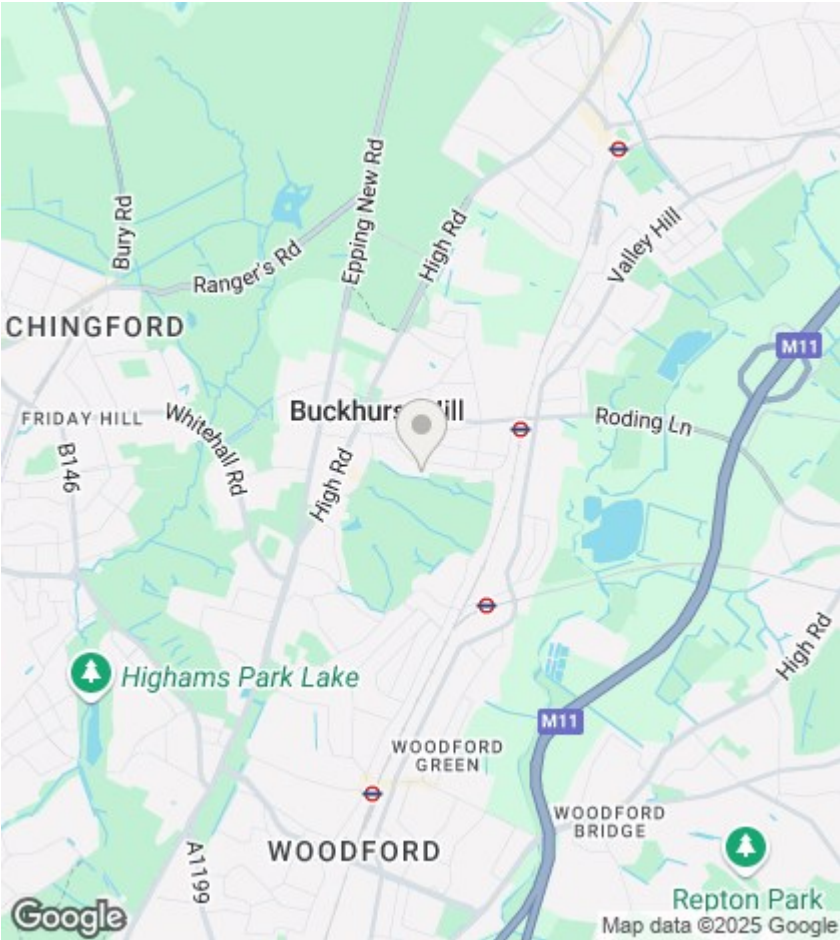
Downstairs WC

Bedroom One
4.27m x 3.20m (14' x 10'6")

Bedroom Two
3.18 x 2.85 (10'5" x 9'4")

Bedroom Three
2.41m x 2.13m (7'11" x 7')

Garden
7.75 x 7.24 (25'5" x 23'9")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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

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Viewings

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

