



## Hornbeam Road, Buckhurst Hill, IG9 6JT

Guide Price £560,000

- Three Bedroom House Situated In Buckhurst Hill
- Ground Floor w/c
- Low Maintenance Rear Garden
- Close To Local Amenities, School Catchments & Roding Nature Trail
- Open Plan Kitchen/dining, living room
- Neutral Tiled Family Bathroom With Power Shower
- Off Street Parking For Two Cars

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Caplen Estates welcomes to the sales market this three bedroom house nestled in the charming area of Buckhurst Hill, Hornbeam Road. This is an excellent opportunity for those seeking a delightful terraced house which is well-appointed making it ideal for families or those looking for extra space.

The bespoke fitted kitchen offers ample storage with appliances, breakfast bar which leads to an inviting reception room offering a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests.

The house features a well-maintained family bathroom, ensuring comfort and convenience for all residents. Additionally, the rear garden is low maintenance with rear access and parking for two vehicles, a valuable asset in this sought-after location.

Buckhurst Hill is known for its picturesque surroundings and excellent local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected to public transport, providing quick access to central London and beyond.

This terraced house on Hornbeam Road is a wonderful blend of comfort and practicality, making it a perfect choice for anyone looking to settle in a vibrant community. Don't miss the chance to make this lovely property your new home. Call our sales team on 0203 937 7733 to arrange a viewing.



Council Tax Band: D



Hallway

WC

Kitchen/Breakfast Area  
5.44 x 2.85 (17'10" x 9'4")

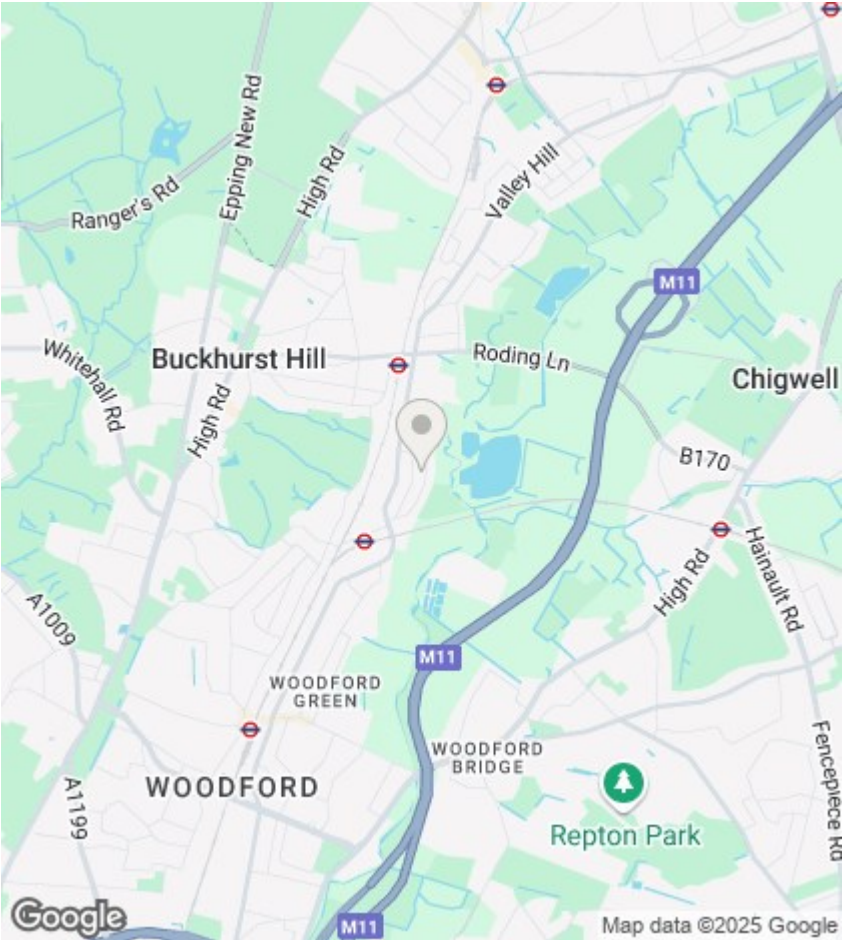
Lounge/Dining Area  
5.66m x 4.80m (18'7" x 15'9")




Bedroom One  
6.25m x 2.84m (20'6" x 9'4")

Bedroom Two  
4.68 x 2.85 (15'4" x 9'4")

Bedroom Three  
5.23m x 2.13m (17'2" x 7')

Bathroom  
2.11m x 1.85m (6'11" x 6'1")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
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.

