



## Buckhurst Way, Buckhurst Hill, IG9 6JB

Offers In Excess Of £575,000

- Three Bedroom House Situated In Buckhurst Hill
- Kitchen With Breakfast Bar
- Option To Extend Subject To Planning
- Close To Local Amenities & Central Line Stations
- Open Plan Living/Dining Area
- Fully Tiled Family Bathroom
- Off Street Parking For Two Cars

# Buckhurst Way, Buckhurst Hill, IG9 6JB

Caplen Estates welcomes to the market this delightful three-bedroom house nestled in the charming area of Buckhurst Hill, which offers a perfect blend of character and modern living. Built in 1930, the property is impressive, providing ample space for families or those seeking a comfortable home.

Upon entering, you are greeted by a welcoming reception/dining room that serves as the heart of the home, ideal for both relaxation and entertaining. The bespoke fitted kitchen is fully equipped with fitted appliances, granite worktops and breakfast bar.

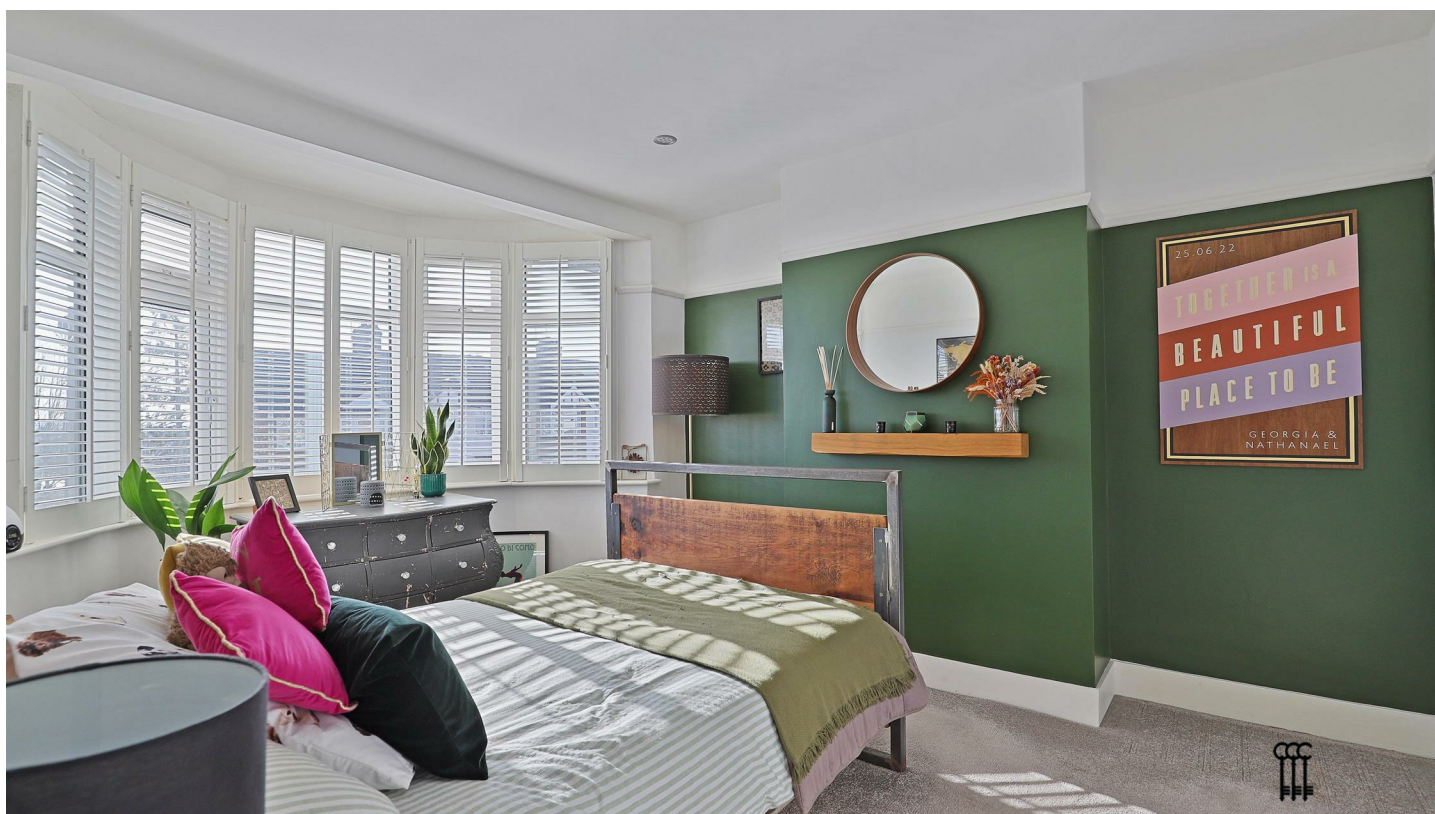
There are three well-proportioned bedrooms offering a peaceful retreat, ensuring a restful night's sleep. The bathroom is fully tiled with build in shower facility.

The property also boasts the added benefit of parking for two vehicles, a valuable feature in this sought-after location. Buckhurst Hill is known for its vibrant community and excellent amenities, including shops, schools, and parks, making it an ideal place for families and professionals alike.

This house presents a wonderful opportunity to create lasting memories in a desirable neighbourhood. With its charming features and convenient location, it is sure to attract interest from those looking to settle in this lovely part of Essex. Do not miss the chance to make this house your home.



Council Tax Band: D



Lounge/Dining  
7.80 x 3.54 (25'7" x 11'7")

Kitchen  
3.35m x 2.01m (11'0" x 6'7")

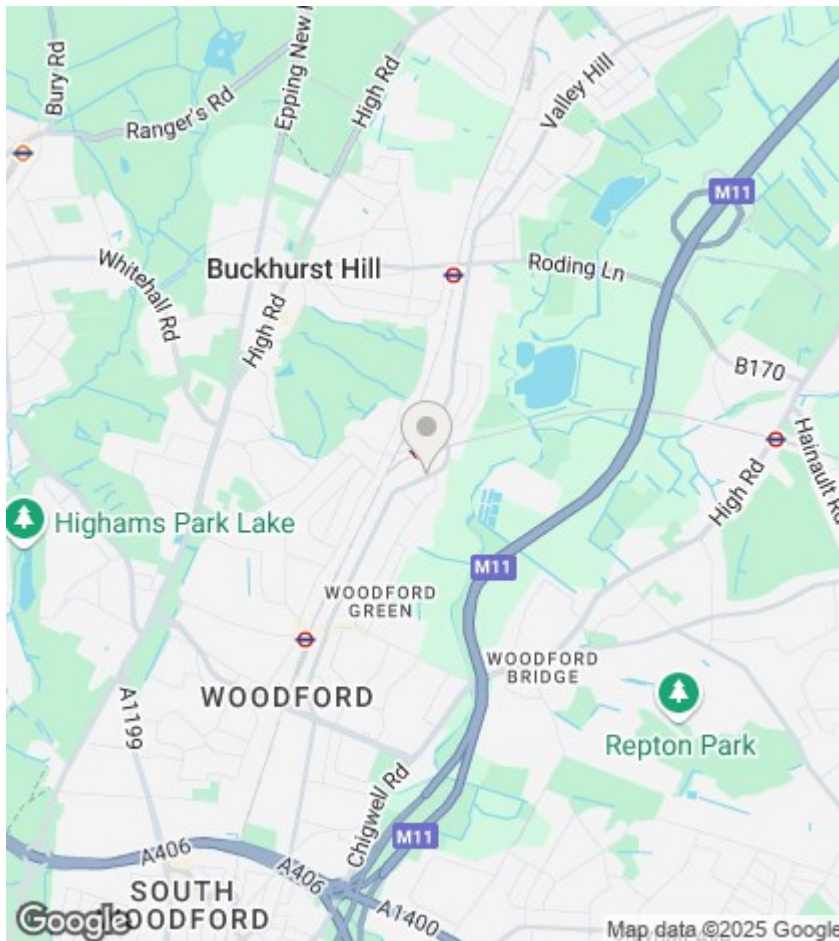
Bedroom One  
4.37m x 3.23m (14'4" x 10'7")

Bedroom Two  
3.40m x 3.18m (11'2" x 10'5")

Bedroom Three  
2.27 x 1.79 (7'5" x 5'10")

Main Bathroom  
1.78m x 1.65m (5'10" x 5'5")

Garden  
6.88m x 5.51m (22'7" x 18'1")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>65</b>	<b>84</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

D

## Council Tax Band

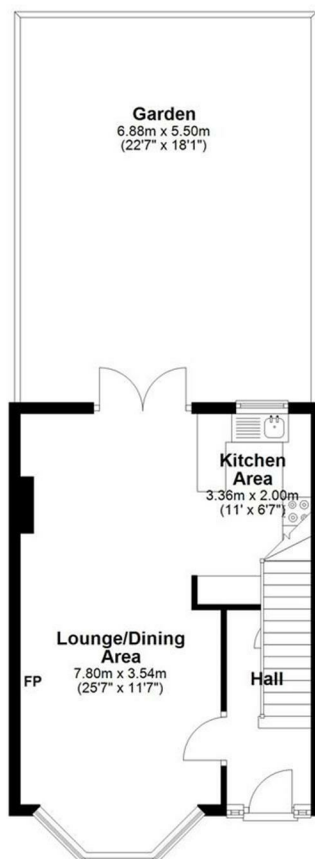
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## Viewings

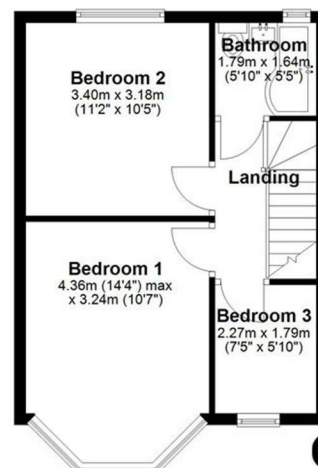
Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

**Ground Floor**  
Approx. 35.7 sq. metres (384.5 sq. feet)



**First Floor**  
Approx. 35.6 sq. metres (383.1 sq. feet)



**CAPLEN**