CAPLEN
estates

Beech Lane, Buckhurst Hill, IG9 5HZ

Guide Price £1,600,000

- GUIDE PRICE £1,600,000 - £1,700,000
- Three Reception Rooms & Cherrywood Flooring
- Main Bedroom With Vaulted Ceiling & Ensuite Shower Room
- Spacious Annex with Shower Room & Garage, Mature Manicured Garden
- Four Bedroom Edwardian Detached Home
- Set Within A Privately Gated Setting
- Bespoke Tom Howley Shaker Style Kitchen/Breakfast Room
- Fully Tiled Family Bathroom With Victorian Roll Top Bath
- Close To Local Amenities, Private & Public School Catchments & Epping Forest
- CHAIN FREE

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GUIDE PRICE £1,600,000 - £1,700,000 - CHAIN FREE

Caplen Estates are pleased to present to you this unique detached Edwardian family home, nestled in the charming area of Beech Lane, Buckhurst Hill. This splendid house offers a perfect blend of comfort and elegance, all set within a gated, private setting.

Upon entering the property you are met by a large entrance hall with cherrywood flooring, leading through to a spacious lounge with marble feature fireplace, polished plaster featured walls, bi-fold doors overlooking the picturesque rear garden making this a stylish setting for multi-use. The separate dining room continues the stylish setting with cherrywood flooring, double glazed sash style windows, Duette Blinds and spotlighting. There is a further family room and bespoke fitted Tom Howley shaker style kitchen with underfloor heating, integrated appliances, stone worktops, breakfast bar, storage and utility room. The generous layout provides ample space for relaxation and social gatherings, making it a delightful home for families of all sizes.

The property boasts four well appointed bedrooms, with the main bedroom offering vaulted ceiling, built-in wardrobes and tiled ensuite shower room. There are a further three double bedrooms with fitted wardrobes and a stunning fully tiled family bathroom with free-standing Victorian roll top bath, separate shower and inset shelving.

The garden wraps around the property offering a walled terrace with Thomas Sanderson awning, mature shrubs, manicured lawn and access to a fully functional multi use annex, complete with shower room and garage space.

Buckhurst Hill is known for its picturesque surroundings and excellent local amenities, including shops, schools and parks, all within easy reach. This property not only offers a beautiful home but also a wonderful lifestyle in a sought-after community.

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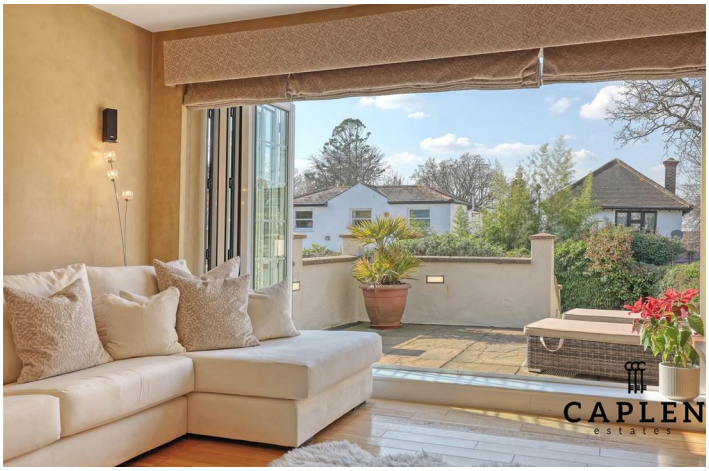
Council Tax Band: F



Lounge
7.34m x 3.91m (24'1" x 12'10")

Dining Room
5.16m x 4m (16'11" x 13'1")

Kitchen/Breakfast Room
5.16m x 3.84m (16'11" x 12'7")

Family Room
4.39m x 3.02m (14'5" x 9'11")

Utility Room
2.55 x 1.3 (8'4" x 4'3")

Bedroom One
6.25 x 3.46 (20'6" x 11'4")

Ensuite
2.21 x 2.01 (7'3" x 6'7")

Bedroom Two
3.81m x 3.00m (12'6" x 9'10")

Bedroom Three
3.99m x 2.59m (13'1" x 8'6")

Bedroom Four
3.28m x 2.90m (10'9" x 9'6")

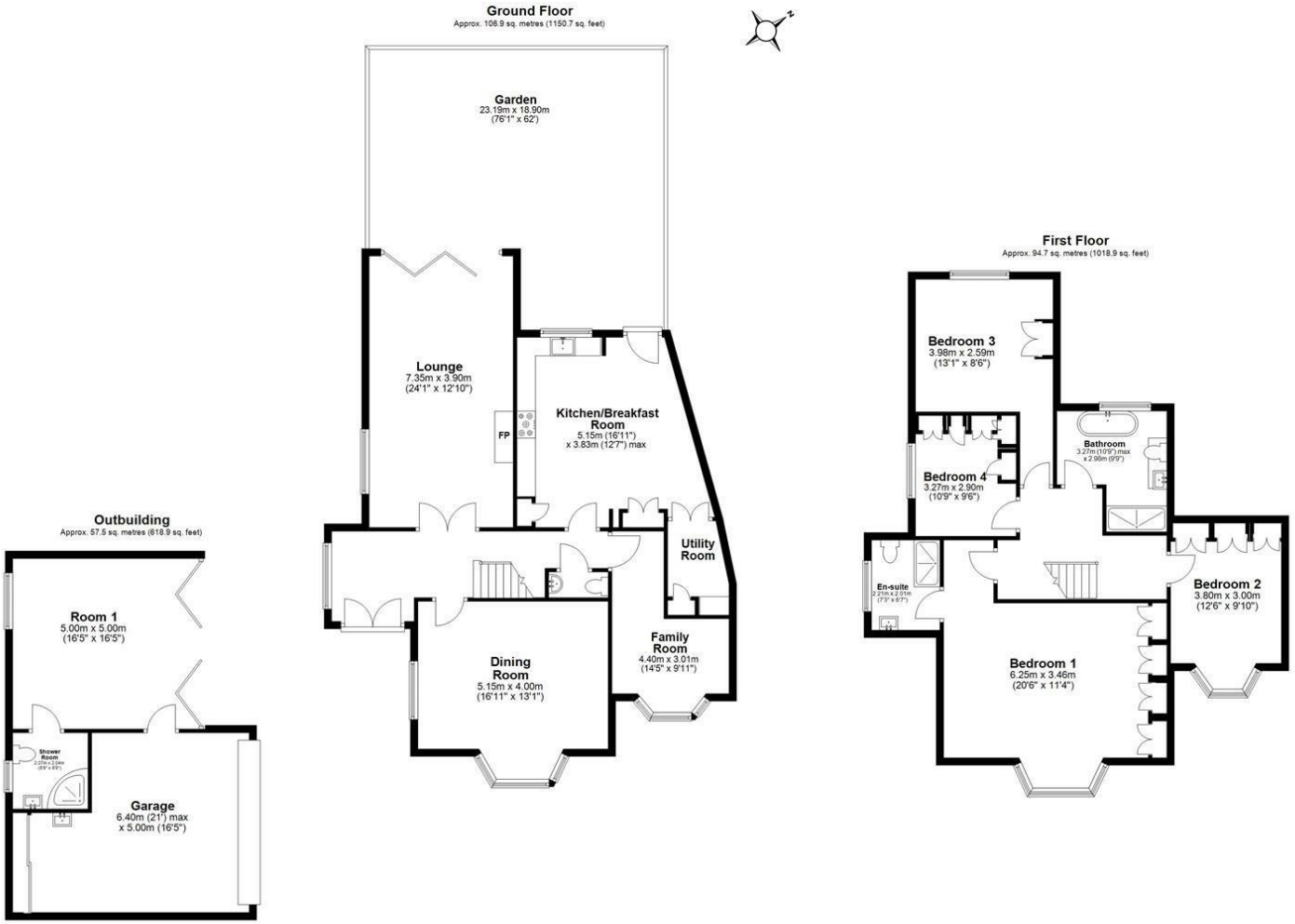
Main Bathroom
3.28m x 2.97m (10'9" x 9'9")

Outbuilding Room One
5.00m x 5.00m (16'5" x 16'5")

Garage Area
6.40mx 5.00m (21x 16'5")

Shower Room
2.07xx2.04 (6'9"xx6'8")

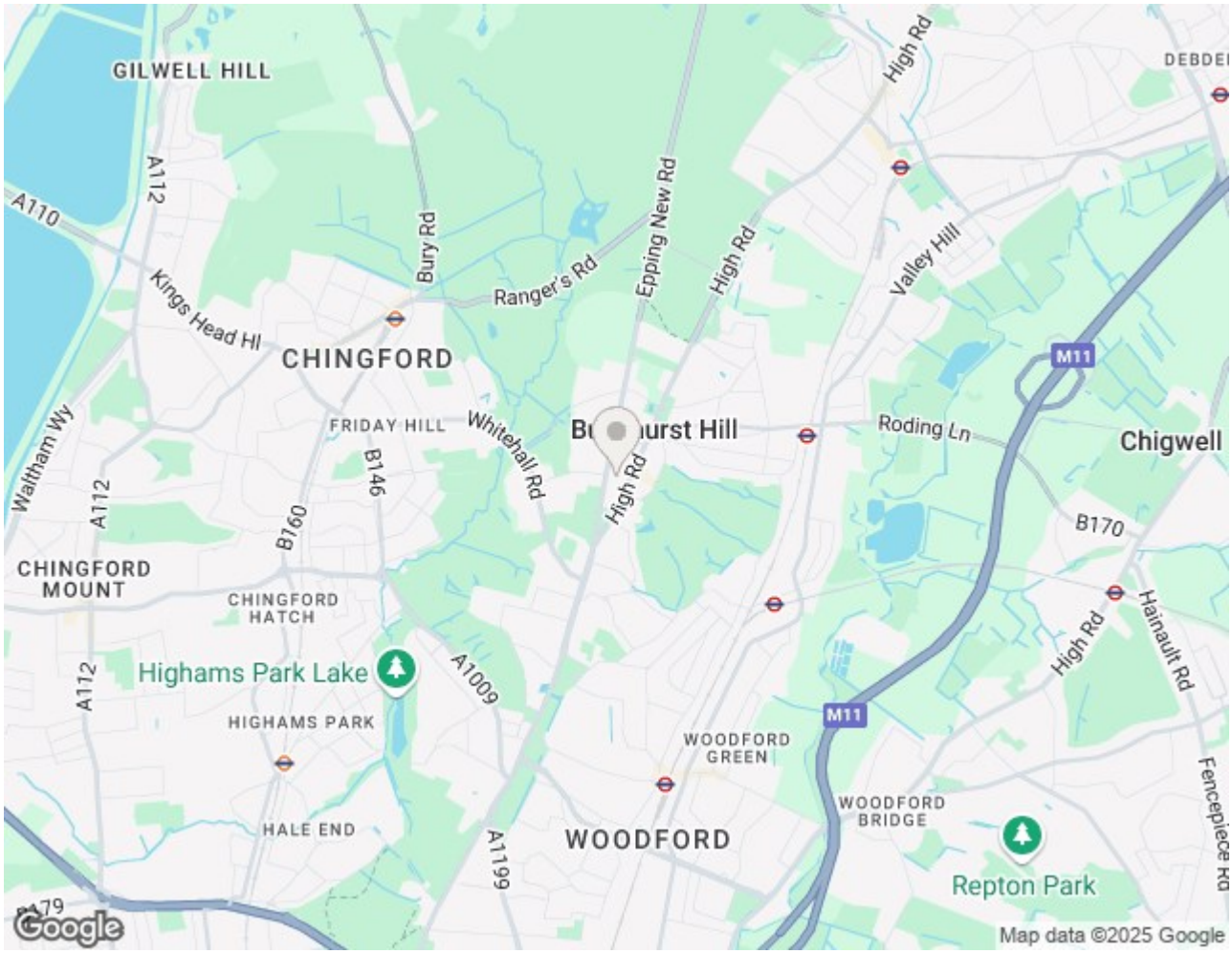
Garden
23.19m x 18.90m (76'1" x 62'0")

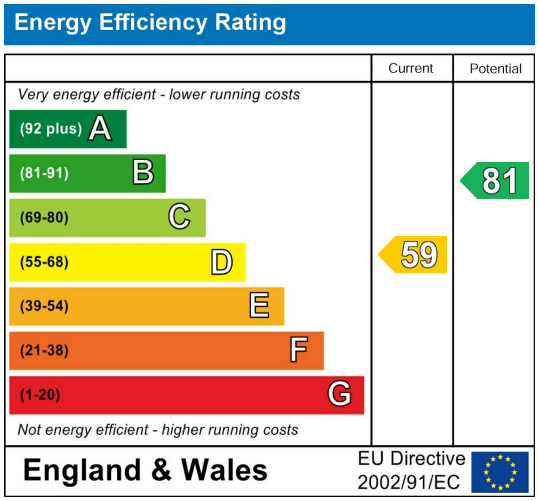


Total area: approx. 259.1 sq. metres (2788.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. Plan produced using PlanUp.

The Croft





EPC Rating:

D

Council Tax Band

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Viewings

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

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