



Roding View, Buckhurst Hill, IG9 6AQ

Asking Price £895,000

- Newly Extended & Renovated 1930s Home
- Spacious Open Plan Kitchen/Dining/Family Room
- Stylish Bespoke Kitchen With Quartz Worktops, Integrated Appliances & Utility Room
- Off Street Parking, Tiered Rear Garden & Ideal Location
- High End Appliances, New Boiler, Megaflor, Newly Installed Electrics
- Offered Chain Free
- Exposed Feature Brick Work, Crittall Doors & Beam
- Arranged Over Three Floors
- In Need Of Some Finishing Touches To Complete The Renovations

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Nestled in the charming area of Roding View, Buckhurst Hill, this delightful extended and newly renovated, 1930s home offers a perfect blend of classic character and modern living offered "Chain Free" Spanning an impressive 1,787 square feet, the property is thoughtfully arranged over three floors, providing ample space for families of all sizes.

Upon entering, you are greeted by a large entrance hall giving access to an inviting reception room with feature fireplace ideal for relaxing evenings.. The heart of the home is undoubtedly the spacious open plan kitchen, dining, and family room, which creates a warm and welcoming atmosphere with feature exposed brickwork, Crittall doors, exposed beam work which is ideal for gatherings with loved ones. The bespoke fitted kitchen boasts ample storage, quartz worktops, drinks cooler, double oven, butler sink, integrated appliances and separate utility room. This area is designed to be both functional and stylish, making it the perfect setting for everyday living.

The property boasts four well-proportioned bedrooms, ensuring that everyone has their own private space. The main bedroom features a charming Juliette balcony, offering a lovely view and a perfect spot to enjoy a morning coffee or evening breeze and stylish en suite shower room. The newly fitted bathroom accommodates a free standing roll top bath and fully tiled separate shower.

Outside, the property benefits from parking for two vehicles, a valuable asset in this sought-after location. The surrounding area is known for its excellent amenities, including shops, schools, and parks, Central Line making it an ideal choice for families and professionals alike.

This home is in need of some finishing touches whilst the major construction elements are complete . With its spacious layout and prime location, it is sure to attract those seeking a family-friendly residence in Buckhurst Hill. Don't miss the chance to make this charming house your new home.



4



2



2



D

Council Tax Band: E



Living Room
4.3 x 3.9 (14'1" x 12'9")

Kitchen/Dining/Family Room
9.93m x 7.90m (32'7" x 25'11")

Utility Room
2.39m x 1.70m (7'10" x 5'7")

Lobby
2.24m x 2.01m (7'4" x 6'7")

Bedroom 1
4.06m x 3.35m (13'4" x 11)

En Suite
2.34 x 2.15 (7'8" x 7'0")

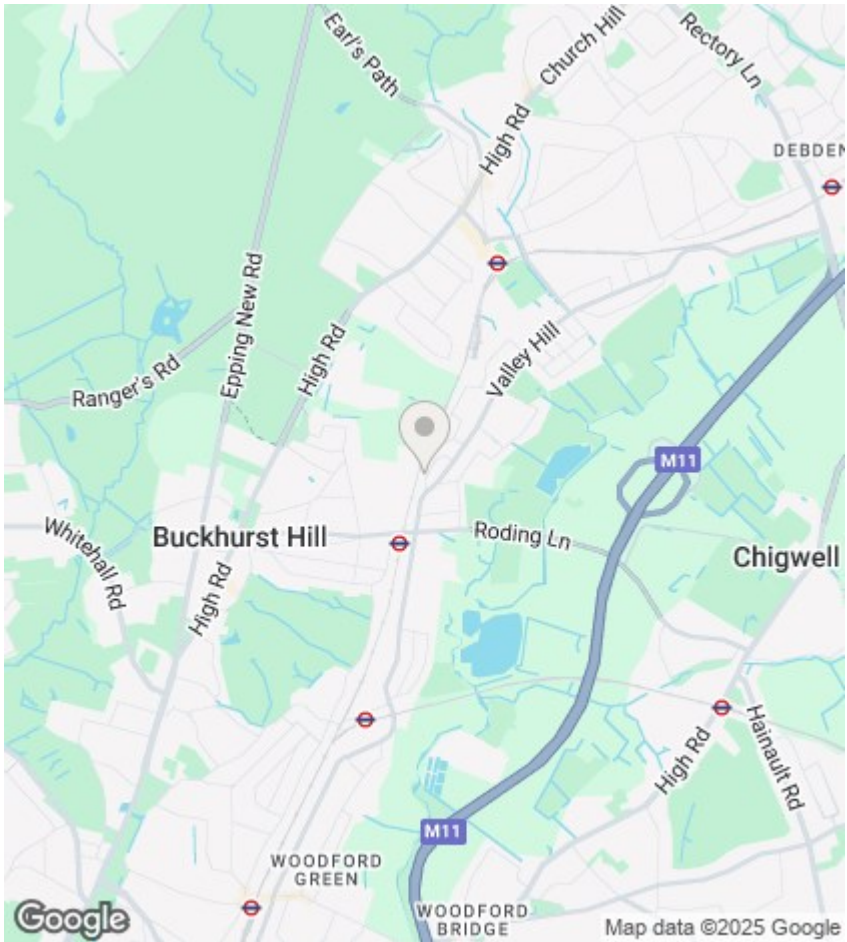
Bedroom 2
4.39m x 3.71m (14'5" x 12'2")

Bedroom 3
4.39m x 2.64m (14'5" x 8'8")

Bedroom 4
2.67m x 1.80m (8'9" x 5'11")

Bathroom
3.56m x 2.34m (11'8" x 7'8")

Garden
12.6 x 5.8 (41'4" x 19'0")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating

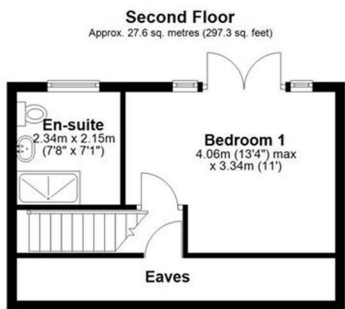
D

Council Tax Band

E

Viewings

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



Total area: approx. 166.1 sq. metres (1787.4 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, omission 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.