



Whitehall Lane, Buckhurst Hill, IG9 5JG

Guide Price £800,000

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- Spacious Three/Four Bedroom semi detached house
- One bedroom with an additional shower room
- Garage and ample off street parking
- Option to extend subject to planning
- Offered Chain Free
- Large lounge/dining room
- Large mature rear garden in excess of 140 ft long
- Close to local amenities, school catchments & Epping forest

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Nestled in the desirable area of Buckhurst Hill, this charming semi-detached house on Whitehall Lane offers a wonderful opportunity for families and individuals alike. Spanning an impressive 1,552 square feet, this older property, boasts a spacious layout that is both inviting and functional.

The home is offered as chain free purchase which features a comfortable lounge/dining room, perfect for relaxing or entertaining guests. With three well-proportioned bedrooms, the largest of which was previously two bedrooms, there is ample space for family living or for creating a home office. One bedroom also benefiting from a shower room. The property also includes a family bathroom.

One of the standout features of this property is the large rear garden, extending over 140 feet, providing a fantastic outdoor space for children to play, gardening enthusiasts, or simply enjoying the fresh air. The potential to extend the property, subject to planning permission, offers exciting possibilities for those looking to personalize their home further.

Parking is a breeze with space up to three vehicles on the drive and one in the garage, ensuring convenience for residents, visitors alike, garage can also be utilised for additional storage.

This semi-detached house on Whitehall Lane is a rare find in a sought-after location, combining space, potential, and a lovely garden. It presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed home.



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D

Council Tax Band: F



Kitchen
3.83 x 2.30 (12'6" x 7'6")

Lounge/Dining Room
5.90 x 5.99 (19'4" x 19'7")

Conservatory
4.99 x 2.89 (16'4" x 9'5")

WC

Bedroom One
5.24 x 5.99 (17'2" x 19'7")

Bedroom Two
4.46 x 3.23 (14'7" x 10'7")

Bedroom Three
4.29 x 2.66 (14'0" x 8'8")

WC

Main Bathroom
1.82 x 2.17 (5'11" x 7'1")

Garage
4.90 x 2.48 (16'0" x 8'1")

Garden
44.14 x 7.23 (144'9" x 23'8")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(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

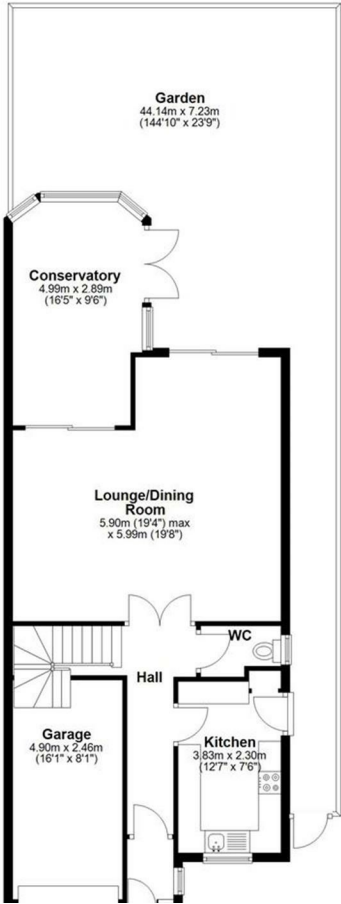
Council Tax Band

F

Viewings

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

Ground Floor
Approx. 79.8 sq. metres (859.3 sq. feet)



First Floor
Approx. 64.3 sq. metres (692.5 sq. feet)

