

# DURDEN & HUNT

INTERNATIONAL



## The Meadway, Buckhurst Hill IG9

Offers Over £1,850,000

- Desirable Location
- Primary Bedroom With En Suite And Dressing Area
- Separate Utility Room
- Excellent Transport Links
- Carriage Driveway And Large Garden
- Large Open Plan Kitchen, Living And Dining Room
- Four Additional Bedrooms
- Outbuilding With Shower Room
- Multiple Reception Rooms
- Three Additional Bathrooms, Two Being En Suite

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Desirable Location - Carriage Driveway - Large Garden - Outbuilding With Shower Room - Primary Bedroom With En Suite And Dressing Area - Large Open Plan Kitchen, Living And Dining Room - Multiple Reception Rooms - Separate Utility Room - Four Additional Bedrooms - Three Additional Bathrooms, Two Being En Suite - Excellent Transport Links



Council Tax Band: G



This expansive, detached home in Buckhurst Hill is a must see for those looking for an impressive place to call home.

Each element of this exceptional home has been considered resulting in a tastefully decorated sanctuary that combines luxury, convenience and comfort.

Ideal for those who love to entertain a notably large, open plan kitchen, living and dining room opens onto the garden and creates a perfect space for hosting guests year round. Two additional reception rooms, currently used as a living room and a play room, offer versatility to be used as you require.

A separate utility room, that also opens onto the garden, and downstairs WC are very practical for a busy home.

The primary bedroom, located on the second floor, features a spa like en suite and a luxurious dressing area and fitted wardrobes, providing a touch of elegance and sophistication to your personal space. One of the standout elements of this space is the large windows overlooking the garden.

Across the first floor four bedrooms all include beautiful fitted wardrobes. Two of these well kept bedrooms benefit from en suite shower rooms whilst an additional family bathroom optimise this floor.

The front of the attractive property boasts large carriage driveway provides parking for multiple cars whilst also offering convenient side access.

To the rear a good sized patio area and large lawn create an ideal place for entertaining guests or enjoying some fresh air. At the back of the

garden is a beautifully presented outbuilding that is a truly flexible space offers a variety of uses dependent on your needs, whether that be home office or playroom. Complete with storage and a shower and WC it is currently being used as a gym.

Ideally located for local shops and boutiques, amenities, well regarded schools and ample green spaces the property has excellent transport links including Buckhurst Hill's Central Line station and the M11 being a drive away.

Owner advised features include:

Aircon in bedrooms

Underfloor heating in kitchen/bathrooms

Electric blinds in bedrooms

CCTV

Alarm

EV charging point

Garden irrigation

Projector in loft

Contact Durden and Hunt for a viewing!

Freehold

Council Tax Band G

Epping Forest

Consumer Protection from Unfair Trading Regulations 2008.

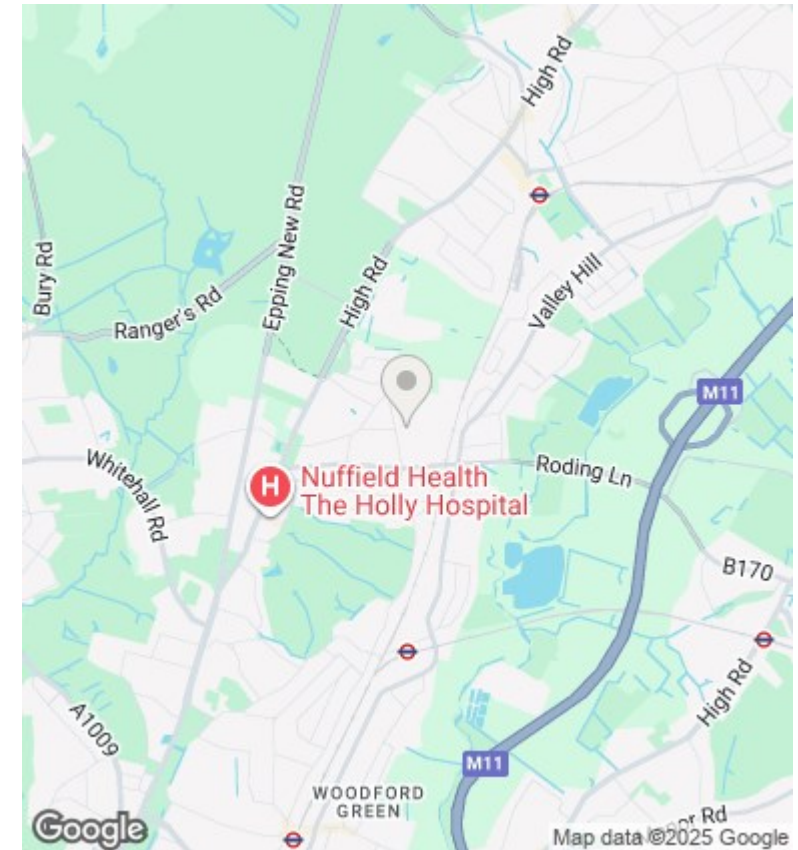
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure.

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## Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

## Council Tax Band

G

| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>82</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            |           |                                                                                                               |
| (39-54) <b>E</b>                            | <b>50</b> |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| England & Wales                             |           | EU Directive 2002/91/EC  |