

# Floor Plan



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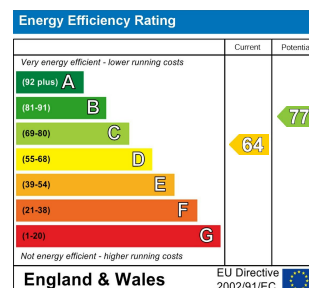


£4,000 Per month

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## 24 Forest Heights Epping New Road, Buckhurst Hill, IG9 5TE

Bricks Estate Agents are delighted to offer to the market this beautifully presented four bedroom detached family home set within one of Buckhurst Hill's most prestigious gated developments.

The ground floor provides a bright and spacious hallway with guest cloak room, two larger than average reception rooms, separate dining room, office room and an immaculately presented kitchen/diner fully fitted with state of the art integrated appliances.

Further benefits to the ground floor include an ideally located utility room set just from the main kitchen and a perfectly landscaped private rear garden which is perfect for al fresco dining in the summer months.

The upstairs boasts four bedrooms with the main bedroom and second bedroom having the benefits of their own en-suite's, a beautifully designed family bathroom and loft access.

To the front you have parking for several cars with access to your own double garage which is perfect for either general storage or weather shielding any luxurious car.

Forest heights is located within easy reach of Buckhurst Hill Central Line station and Chingford Railway Station which offer easy access into London. Also within close proximity is the ever-popular parade of shops on Queens Road with its comprehensive range of shops, delightful boutiques, eateries and restaurants. Further local amenities include David Lloyd Leisure Centre, healthcare practices and Waitrose. The area offers some of the best primary and secondary schools, both private and state in the country.



# 24 Forest Heights Epping New Road, Buckhurst Hill, IG9 5TE



- Available End Of June
- Four Bedrooms
- En-Suite
- Utility Room
- Off Street Parking and Double Garage

- Prestigious Gated Development
- Detached Family Home
- Two Reception Rooms
- 24/7 Security Including Manned Gatehouse
- Private Rear Garden

## Entrance Hall

## Living room

24'1" x 11'11" (7.36 x 3.65)

## Dining room

13'8" x 10'10" (4.19 x 3.32)

## Family Room

14'4" x 11'3" (4.39 x 3.45)

## Cloak Room

6'5" x 3'2" (1.98 x 0.99)

## Kitchen/Diner

22'0" x 11'5" (6.73 x 3.48)

## Utility Room

9'1" x 5'10" (2.77 x 1.80)

## Landing

## Main Bedroom

15'10" x 11'11" (4.85 x 3.65)

## En-Suite

10'6" x 5'6" (3.22 x 1.68)

## Bedroom Two

14'1" x 6'2" (4.31 x 1.90)

## Family Bathroom

12'2" x 6'9" (3.73 x 2.06)

## Bedroom Three

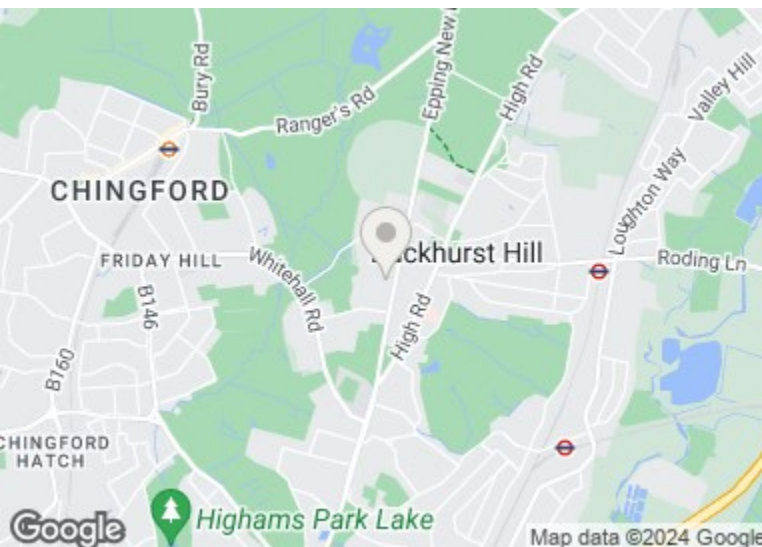
10'7" x 8'9" (3.25 x 2.69)

## Bedroom Four

8'6" x 7'1" (2.61 x 2.18)

## Private Rear Garden

63'11" x 36'11" (19.49 x 11.27)



Directions

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