

Daniel
Frank





30 Forest Edge Buckhurst Hill, IG9 5AA

Guide Price: £930,000 - £950,000.

An attractive four-bedroom family home located just 0.2 miles from Buckhurst Hill Central Line Station.

The accommodation is arranged over three floors. The ground floor comprises of an entrance hall, a cloakroom, a living room with bay window and feature fireplace, a family/dining room with garden access, a large kitchen/breakfast room with integrated appliances, a utility room and an integral garage. The first floor offers two double bedrooms, a single bedroom and a family bathroom. The current owners converted the loft in 2015 to create a large main bedroom with bi-folding doors and a Juliette balcony, giving far reaching views and a contemporary en-suite shower room.

Externally, the front provides off street parking for two cars. The large rear garden measures approximately 100ft in length which is mainly laid to lawn with shrubs and tree borders. There is a raised paved patio area perfect for summer entertaining.

The house is ideally positioned just 0.2 miles from Buckhurst Hill Central Line Station, providing easy access into The City and West End. The area has several excellent private and public schools that are both primary and secondary level. Knighton Woods, Epping Forest and Roding Valley Nature Reserve are all close by offering multiple areas to go for a bike ride, a run, or a Sunday stroll. Queens Road is within walking distance with many boutique shops, restaurants, cafes and Waitrose supermarket.

Tenure Freehold
Council Epping Forest

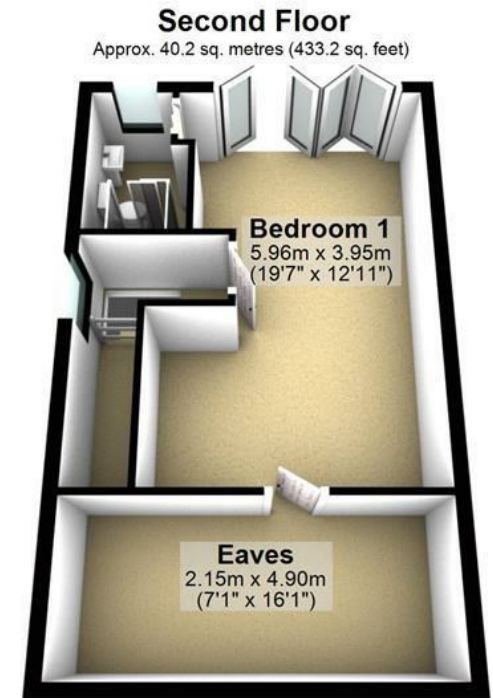
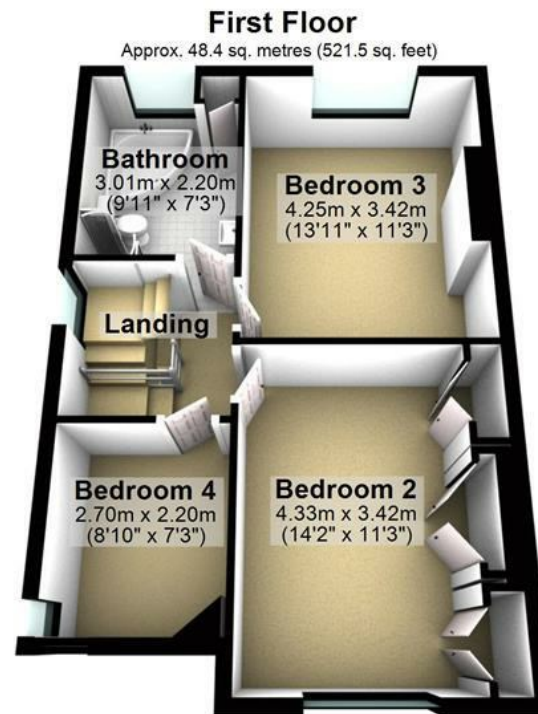
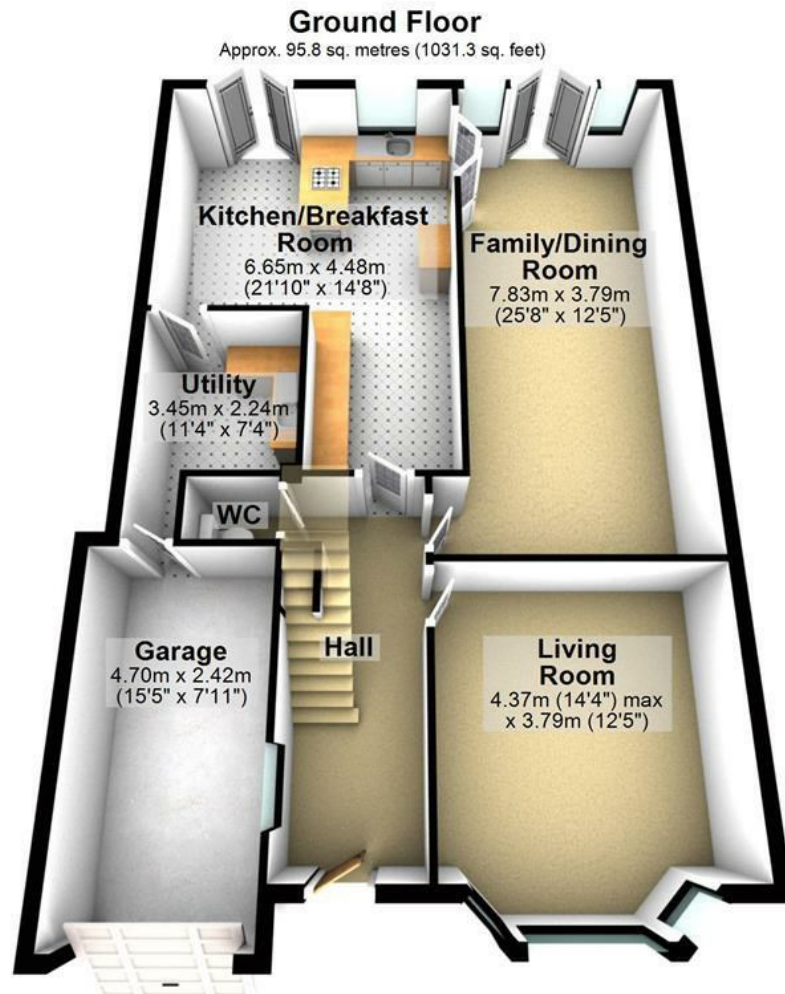




Your Next Chapter



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Total area: approx. 184.5 sq. metres (1986.0 sq. feet)



WHY BUCKHURST HILL?

Buckhurst Hill as an area offers everything you need. Queens Road is located in the centre of Buckhurst Hill and covers all essential needs with Waitrose being the main supermarket as well as popular cafes, coffee shops and restaurants. Having Knighton Woods and Roding Valley Nature Reserve on your doorstep is yet another perk of living here. Buckhurst Hill Football Club & Buckhurst Hill Cricket Club are both easily accessible and provide sporting opportunities for the local community. In terms of schools there are a choice of both private and highly regarded state schools in the area.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	