

Daniel
Frank





19 Fairlands Avenue Buckhurst Hill, IG9 5TF

Nestled at the end of a quiet cul-de-sac with Epping Forest just steps away, lies this exquisitely presented four-bedroom detached family home.

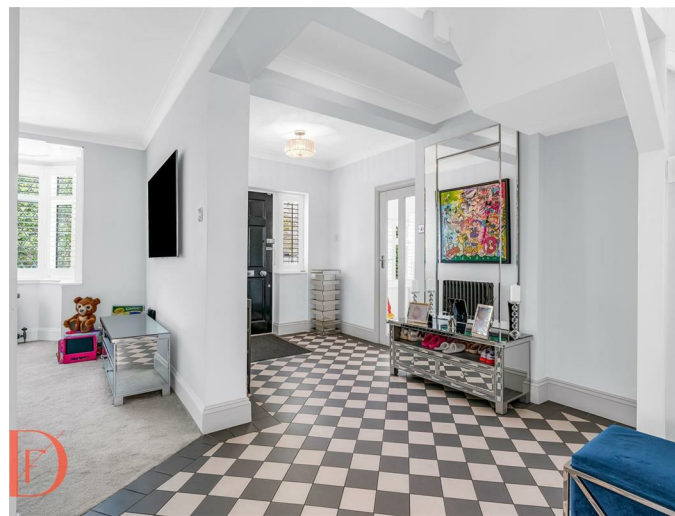
Updated by the current owner, the property boasts a airy and light-filled interior. The modern dual-aspect kitchen and dining room are perfect for family gatherings, featuring built-in appliances, a convenient utility room, and a ground-floor cloakroom. There's also a dedicated office on the ground floor, perfect for working from home. The cozy TV room and bright reception area, with double doors leading to a private rear garden, provide ample space for relaxation and entertaining.

Upstairs, a spacious landing leads to four generously sized double bedrooms, providing ample room for a growing family. The contemporary family bathroom is a standout feature, with a bath, a separate shower, a WC, and his-and-hers sinks. Additionally, one of the bedrooms benefit from modern en-suite shower room.

The garden is a true highlight, offering a paved patio area ideal for summer entertaining, a well-maintained grassed area surrounded by mature planted borders, and an outbuilding for additional storage. The property is gated at the front, offering both security and privacy.

Fairlands Avenue is a sought-after location that is ideal for families. It offers easy access to excellent local schools and is well-connected by public transport, with two Central Line stations and an overground station all within a one mile radius. Offered to the market chain-free.

Tenure Freehold
Council Epping Forest

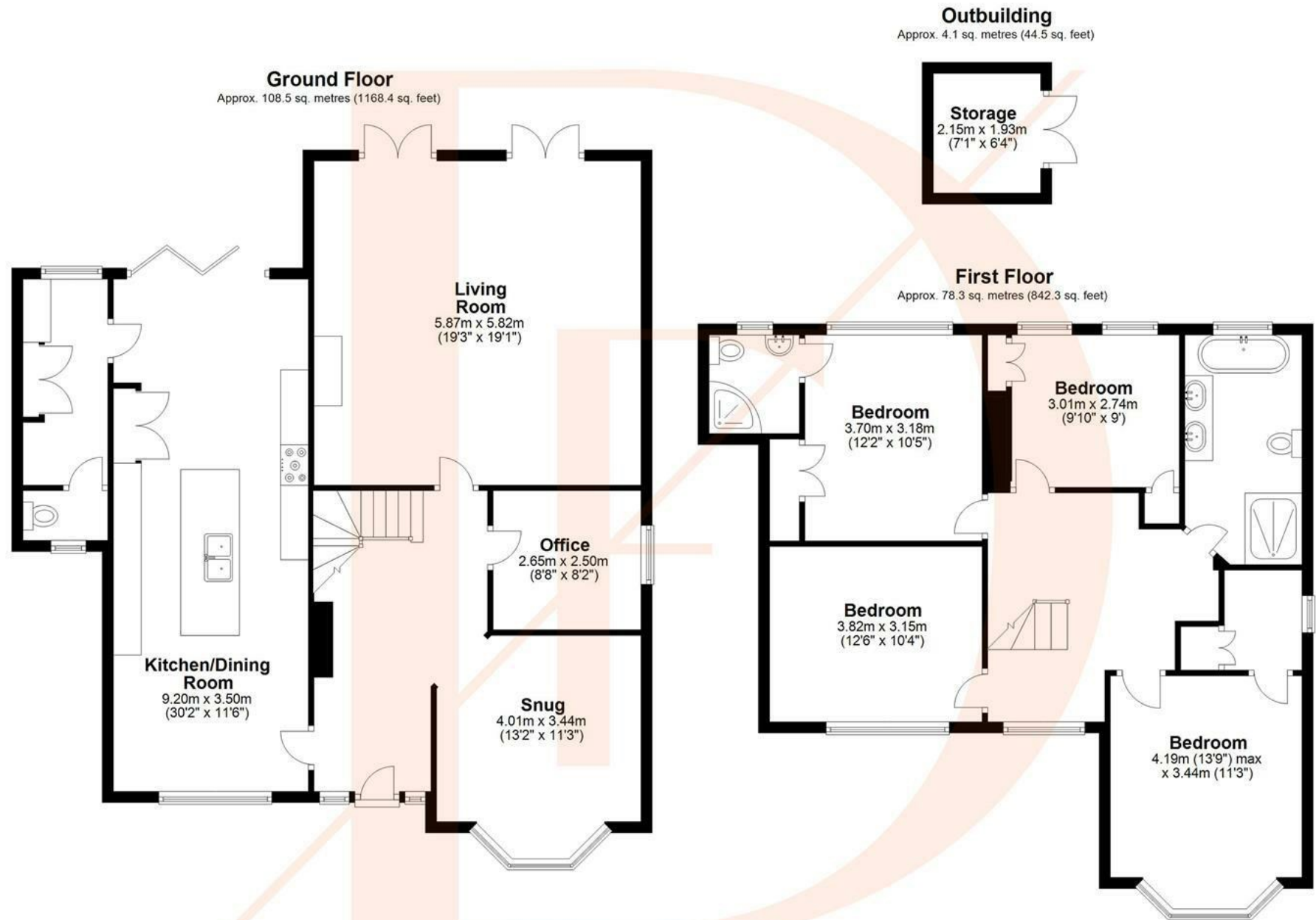




Your Next Chapter



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Total area: approx. 190.9 sq. metres (2055.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk



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

