



Chestnut Avenue, Buckhurst Hill, IG9

BUTLER & STAG



**Guide Price £750,000 -
£775,000**

**A beautifully presented
1930s end-of-terrace
family home, positioned
on a sought-after road in
Buckhurst Hill.**



Freehold

- End Of Terraced Family Home
- Three Bedrooms/Two Bathrooms
- Stunning Throughout
- Spacious Kitchen/Dining Area
- Study/Snug Room
- Off Street Parking

Comprising a spacious separate lounge/dining Room, a fully fitted modern kitchen/breakfast room with views out to the rear garden, a downstairs study/games/snug/room, a downstairs WC, and a utility room completes the ground floor.

On the first floor, there are three bedrooms, a family bathroom, and a separate shower room.

Externally the south/west facing garden is just over 80' and has a large patio area perfect for those summer evenings with the added bonus of a large garden room which can be converted into a games room/office space.

Chestnut Avenue is located within easy reach of Buckhurst Hill Station (Central Line) and Roding Valley Station for swift access into the City, Canary Wharf, West End and beyond. Also within close proximity is the ever-popular parade of shops on Queens Road with its comprehensive range of independent shops, delightful boutiques, eateries and restaurants. This area is renowned for its high quantity of excellent primary and secondary schools, both private and state.

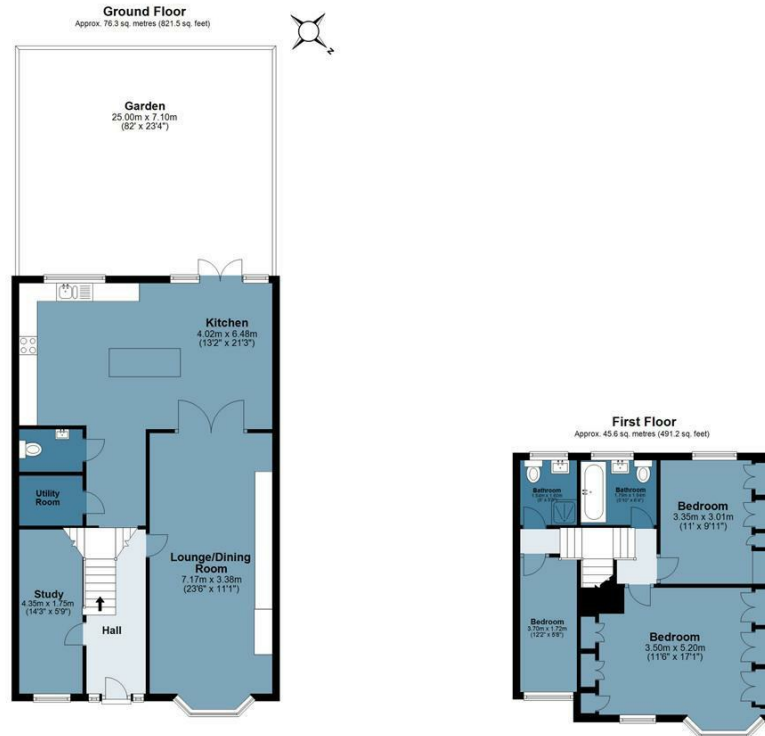




Chestnut Avenue

Approx. Gross Internal Area 122 Sq M (1312.7 Sq Ft)

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Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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