



Cherry Tree Rise, Buckhurst Hill, IG9

BUTLER & STAG





**Guide Price £650,000-  
£675,000.**  
**CHAIN FREE. Four bedroom  
family home, set just  
moments from Roding Valley  
(TFL 5) station. Superb local  
schooling, Rear Garden in  
excess of 80'. Off Street  
Parking for Two Vehicles.**



## Freehold

- Mid Terraced Family Home
- Stunning Condition Throughout
- Still Scope For Extension STPP
- Seconds Walk to Roding Valley Central Line Station
- Four Bedrooms/Two Bathrooms
- Through Lounge
- Off Street Parking For Two Vehicles
- Chain Free

Spanning an impressive 1260sq ft across three floors of well proportioned accommodation, the ground floor comprises of a spacious formal through lounge and separate kitchen with access to the delightful rear garden.

On the first floor there are three good sized bedrooms with a family bathroom. The second floor holds an impressive double bedroom with en-suite shower room & ample storage.

Externally, the charming rear garden extends to circa 80 ft in length whilst holding two approaches, from both the through lounge & kitchen onto a neat block paved patio, whilst the remainder of the garden is then laid to lawn with shrubs bordering both boundary fences. There is paved frontage providing off street parking for two cars.

Cherry Tree Rise is located within easy reach of Roding Valley (Central Line) and Buckhurst Hill/Woodford station for swift access into the City, Canary Wharf, West End and beyond. Also within close proximity is variety of convenience shops including a post office, pharmacy and newsagents. Queens Road is also only a brisk walk away 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.

Council - Redbridge  
Tax Band - D









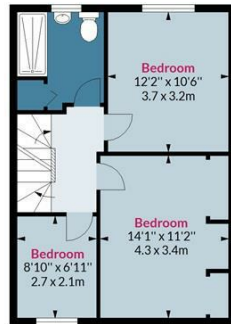
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Approx. Gross Internal Area 1262 Sq Ft - 117.24 Sq M  
Approx. Gross Eaves Area 45 Sq Ft - 4.18 Sq M

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Ground Floor



First Floor



Second Floor



Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

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1 Sq Ft - 27.35 Sq M

Date: 17/10/2022

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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☎ 020 8504 9000

🏠 184 Queen's Road, Buckhurst Hill, IG9 5BD

✉ buckhursthill@butlerandstag.com

www.butlerandstag.uk