



North End, Buckhurst Hill, IG9

BUTLER & STAG



Charming 18th Century Cottage on the doorstep of Epping Forest is offered chain-free, finished to the highest of standards throughout.



Freehold

- Charming Character Cottage
- Chain Free
- Finished To The Highest Specification Throughout
- Electric Aga Oven
- Bi-folding Doors To Rear Garden
- Bespoke Eggersmann Sydney Kitchen
- On The doorstep Of Epping Forest

Designed with a focus on comfort and style, the property boasts an open-plan layout on the ground floor, comprising a luminous lounge/dining area complemented by a convenient downstairs cloakroom. The meticulous owners have thoughtfully installed an Eggersmann Sydney-designed kitchen equipped with integrated appliances, an instant hot water tap, Corian worktops, a limited edition electric Aga, and a spacious central island with a breakfast bar. Bi-fold doors seamlessly connect the interior to an East-facing landscaped rear garden.

Ascend the stairs, adorned with glass banisters, to the first floor, revealing two well-appointed bedrooms. Both bedrooms share access to a luxurious bathroom featuring a mix of mosaic and metro tiling.

The front garden has been paved to provide off-street parking, surrounded by landscaped beds, creating a smart and inviting entrance.

Situated in the picturesque North End, facing Roebuck Green, the location offers easy access to the shops, cafes, and restaurants of Queens Road, with a short drive to Loughton High Street. The Central Line facilitates convenient travel to the City, Canary Wharf, and the West End. For road users, the M25, M11, and routes into London are conveniently close. Additionally, the property is ideally located near the highly regarded St John's Primary School, and with Epping Forest in close proximity, numerous leisure pursuits are easily accessible.

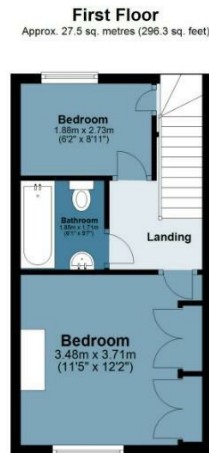




North End

Approx. Gross Internal Area 72 Sq M (775.4 Sq Ft)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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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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