



Westbury Lane, Buckhurst Hill, IG9

BUTLER & STAG





**A truly stunning, turn-key property in the heart of Buckhurst Hill. Located conveniently for St. Johns Primary School & Buckhurst Hill Station, finished to the highest standard throughout. Being offered with No Onward Chain.**

## Freehold

- 5 Years Remaining On NHBC
- Fully Integrated Kitchen With Quartz Worktops And Water Softener
- Underfloor Heating (Ground Floor) And Google Nest Smart Home
- Resin Driveway - Off Street Parking For Two Cars With EV Charging Point
- Principal Bedroom With Daikin Air Conditioning
- Bespoke Cabinetry Throughout
- First Floor Utility Room
- Walking Distance To Buckhurst Hill Central Line Station

Welcome to this stylish and modern three-bedroom home on Westbury Lane – spread across three levels and designed with comfort and quality in mind.

As you step inside, you'll find a bright hallway that leads into a fully integrated kitchen, complete with sleek quartz worktops and bespoke cabinetry throughout – perfect for anyone who loves to cook or entertain. Towards the back, there's a spacious lounge/diner that opens straight out to the garden, making it a great spot for relaxing or hosting friends. You've also got a handy WC and a great understairs storage option on the ground floor.

Upstairs on the first floor, there are two good-sized bedrooms – one of which comes with its own en-suite bathroom with full sized bath and separate shower – plus a separate utility room to keep everything neat and tidy.

The top floor is home to a generous principal bedroom with its own en-suite and lots of natural light, offering a calm retreat away from the rest of the house. To add to the extra level of comfort, the principal bedroom is also complete with a Daikin Air Conditioning unit.

Life in Buckhurst Hill offers a charming blend of suburban peace and easy access to London, making it an ideal place for families and professionals alike. The area boasts a strong sense of community, with independent shops, green spaces like Epping Forest, and a relaxed village atmosphere. St John's Primary School is a cornerstone of the local community, known for its welcoming environment and commitment to providing a high-quality education for local children.



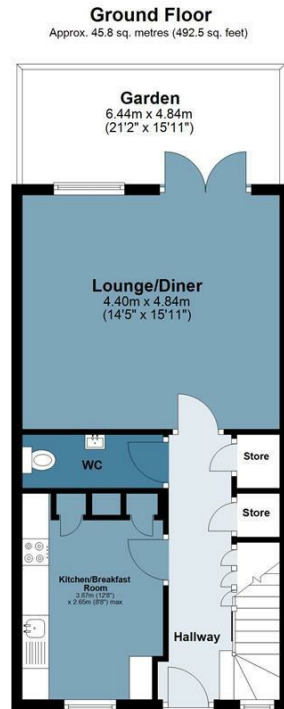




## Westbury Lane

Approx. Gross Internal Area 110.7 Sq M ( 1191.3 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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