

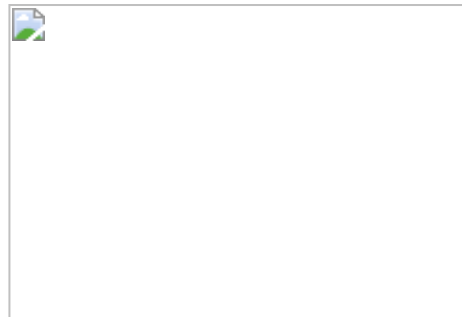
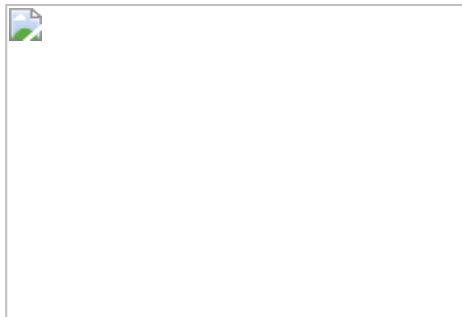
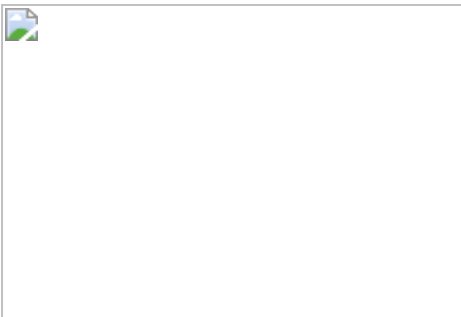


Spencer Munson
41 High Road
South Woodford E18 2QP

Tel: 020 8989 3331

swoodford@spencermunson.co.uk
Website: spencermunson.co.uk





Westbury Lane, Buckhurst Hill, IG9

** Beautiful 4 BEDROOM DETACHED HOUSE ** *8 Located just off of QUEENS Road** ** Large reception open plan to the brand new kitchen** ** Low maintenance Garden ** ** Off Road Parking ** ** Garage ** ** Good Access to Loughton & Woodford Shops ** * Amazing Games Room ** ** Unfurnished ** ** 2 Bathrooms & G/F WC** Close to Queens Road shops including Waitrose and Buckhurst Hill



Rent: 25,000 Monthly

Council Tax F **

Westbury Lane, Buckhurst Hill, IG9

Reception 1



Kitchen



Bedroom 1



En Suite

Bedroom 2



Bedroom 3



Bedroom 4



Family Bathroom



Westbury Lane, Buckhurst Hill, IG9


Games Room



Garage

Garden

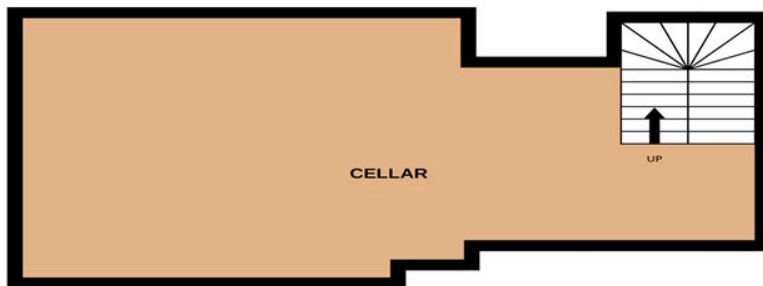


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A 81-91		
B 69-80		
C 55-68		
D 39-54		
E 21-38		
F 1-20		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

A newly refurbished stunning four bedroom detached house located on a one way street overlooking QUEENS Road with good road access to both Loughton & Woodford, restaurants and central line stations, the M11 and 'A' roads to Epping and the M25. This property benefits from a luxury brand new fitted kitchen with appliances and a breakfast bar which overlooks the spacious lounge with doors onto the low maintenance garden. There is a ground floor WC. On the first floor the master bedroom has an en suite. The house has four good size bedrooms there is a brand new family bathroom. Property also benefits from a games room. Further benefits include off road parking and a garage. EPC Rating D. Council Tax F

Westbury Lane, Buckhurst Hill, IG9

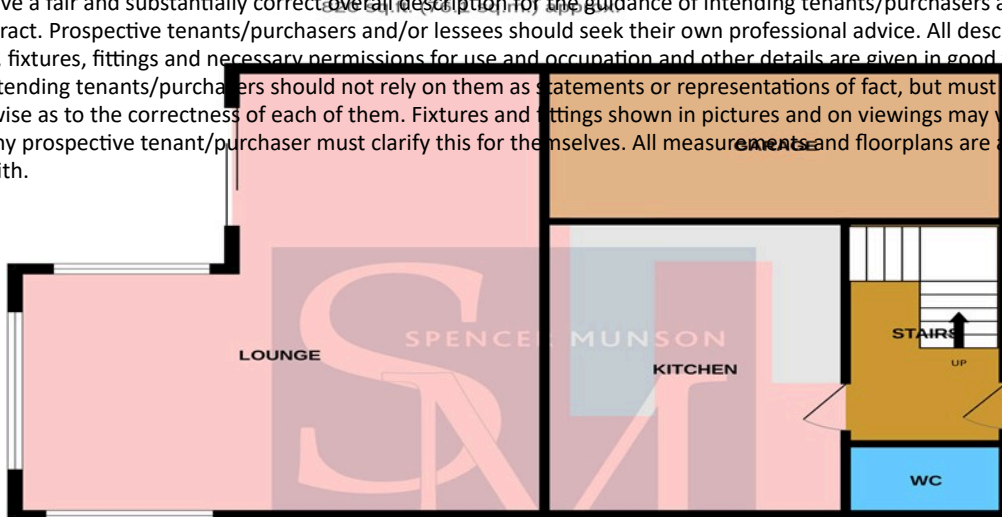
BASEMENT
373 sq.ft. (34.7 sq.m.) approx.



Disclaimer

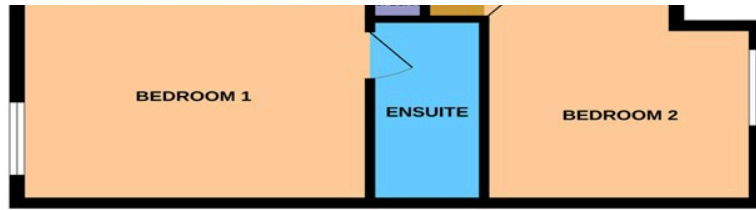
These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith.

GROUND FLOOR
627 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
627 sq.ft. (58.3 sq.m.) approx.





TOTAL FLOOR AREA : 1820 sq.ft. (169.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024