

ALMONDS AVENUE,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Spacious detached property | Four double bedrooms | Scope to extend and improve | 24ft lounge / dining room | Kitchen / breakfast room | Integral garage & parking | No onward chain | Mature rear garden | Excellent location for state & independent schools | EPC rating *tbc* / Council Tax band G

Guide Price
£995,000



Ideally situated in a quiet residential turning, perfectly located for well-respected state and independent schools, is this spacious four double bedroom detached property. The house offers enormous scope to both re-model and improve. Features include a spacious lounge / dining room, kitchen / breakfast room, integral garage and a mature rear garden.

Location

Buckhurst Hill always proves a popular choice for families with a good range of state and independent schools. Queens Road's boutique shops, cafes, restaurants and Waitrose Supermarket are also nearby, together with the Central Line Station and Chingford Mainline Station with their direct links into the City and West End. The area is also well served for leisure pursuits, surrounded by Epping Forest and with a good selection of tennis, cricket, golf clubs and a David Lloyd Centre.

Interior

This detached property offers approximately 1,900 sq. ft. of accommodation commencing with an entrance porch which leads to a spacious hall with a guest cloakroom. The lounge / dining room is a wonderfully spacious room which runs the full length of the house with a feature fireplace and French doors opening to the rear garden. The kitchen / breakfast room offers ample space for all the family with a fitted kitchen and behind the integral garage is a storage area. Upstairs is an unusually large landing with four double bedrooms and a family bathroom, and there would appear to be the potential to extend into the loft if further living space is required.

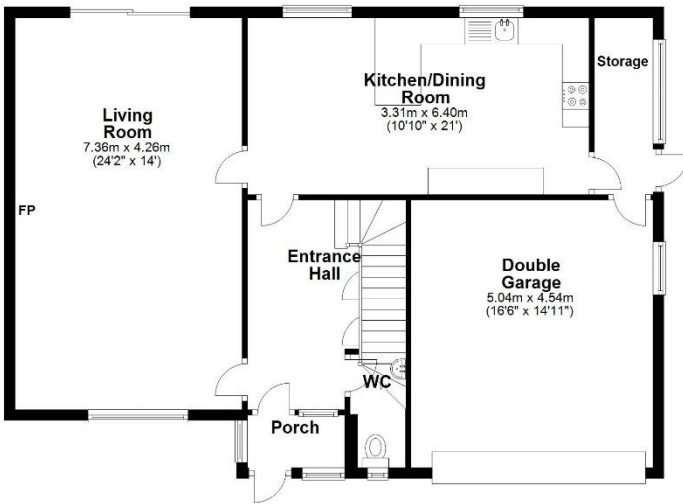
Exterior

The front of the property offers driveway parking and access to the garage along with a mature garden area with a lawn and shrub borders. The rear garden offers a patio, extensive lawn with mature shrub and tree borders. The house offers a double garage which could be converted into further living space.



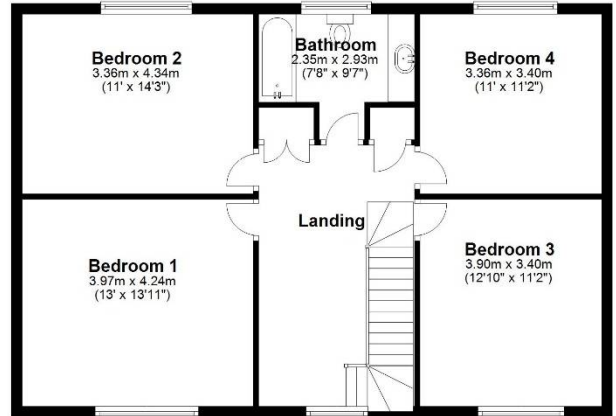
Ground Floor

Approx. 96.3 sq. metres (1036.8 sq. feet)

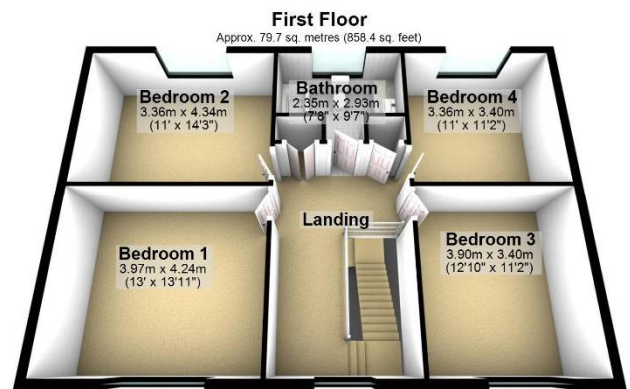
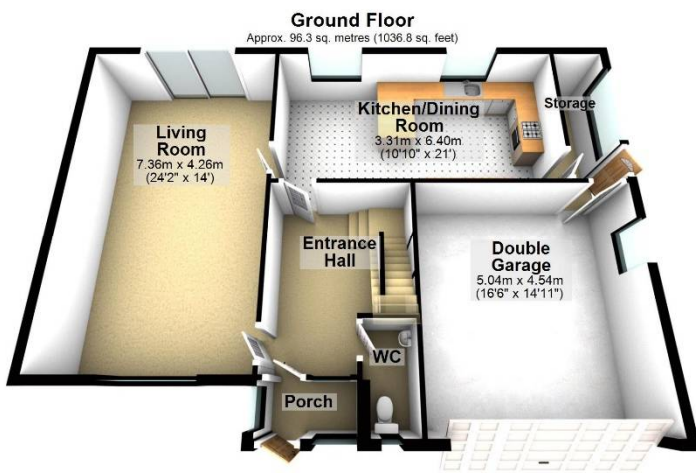


First Floor

Approx. 79.7 sq. metres (858.4 sq. feet)



Total area: approx. 176.1 sq. metres (1895.2 sq. feet)



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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.
Details Prepared on 4th September, 2023