



Guide Price  
£1,750,000  
Freehold

Beech Lane, Buckhurst Hill, Essex, IG9



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Immaculate and luxurious throughout  
High specification features  
Four spacious double bedrooms,  
including one with an en-suite shower  
room  
Outbuilding with en-suite shower room,  
providing additional living space  
Double garage and extensive off street  
parking for multiple vehicles  
In a quiet location but close to local  
amenities and good public transport  
links







A stunning detached Edwardian home that has been tastefully renovated and the rear garden is well maintained to an exceptional standard and lighting. The studio has a vaulted ceiling, underfloor heating and this lovely home sits behind electric gates, a high wall which has feature lighting and elegant gardens. The expansive frontage features a beautifully lit paved garden and a large stone paved driveway, the charming walled terrace.

Inside exudes abundant light and space, excellent quality and taste and a warm homely feel. The ground floor has a solid cherrywood floor throughout the hall, lounge and dining rooms. There are ceiling spotlights, pewter old school radiators and double glazed sash windows throughout. The large lounge has neutral marble effect polished plaster feature walls, a marble fireplace, bespoke shelving and a large window to the side aspect as well as bi-fold doors to the rear that open onto a delightful walled terrace which has an electric Thomas Sanderson awning and feature lighting. Both have bespoke roman blinds and flood the room with light. The

dining room has windows to the front bay and side aspects, providing lots of light. Both windows have Luxaflex Duette blinds and designer feature curtains. This luxurious room has been tastefully designed to a high standard. There is also a further family room. The bespoke Tom Howley Shaker style kitchen/breakfast and utility room has a large mirror radiator, underfloor heating, high spec integrated appliances, large sink and waste disposal and is a wonderful living/entertaining space. The guest cloakroom is tiled in white marble.

Upstairs comprises four generous double bedrooms, all with fitted wardrobes and blinds, three with luxurious carpet. Relax in the family bathroom which has underfloor heating, feature tiled walls with inset shelves and lights, (as does the large separate shower), a Victorian roll-top bath and a large bathroom cabinet with light and power. Bedroom one is a true retreat, complete with a marbled polished plaster feature wall, vaulted ceiling, solid oak floor and a stylish en-suite shower room with underfloor heating.

## What the owner says...

"We have absolutely loved living and bringing our children up here. Our home is beautiful and we fell in love with it the minute we entered it 21 years ago.

We are ideally located within the catchment areas for several excellent local schools. Our children attended St Anthony's, Loyola, Trinity and Bancrofts Schools which were all within walking distance making the school runs easy.

We are also close to all the local amenities, yet it is so tranquil where we are. But mostly this is a special and happy home that has always been full of light, love and laughter."

# Accommodation

## GROUND FLOOR

### Entrance Hall

### Cloakroom

### Lounge

22'6 x 12'9 (6.86m x 3.89m)

### Dining Room

16'11 x 12'9 (5.16m x 3.89m)

### Family Room

13'6 into bay x 9'11 (4.12m x 3.02m)

### Kitchen/Breakfast Room

15'10 x 11'11 (4.83m x 3.63m)

### Utility Room

6'0 x 5'11 (1.83m x 1.80m)

## FIRST FLOOR

### Landing

### Bedroom 1

14'9 x 12'11 (4.50m x 3.94m)

### En-Suite Shower Room

### Bedroom 2

14'11 x 9'11 (4.55m x 3.02m)

### Bedroom 3

12'10 x 10'0 (3.91m x 3.05m)

### Bedroom 4

9'10 x 9'8 (3.00m x 2.95m)

### Bathroom

## OUTBUILDING

### Room 1 (Games Room)

16'1 x 15'3 (4.91m x 4.65m)

### En-Suite Shower Room

### Garage

## OUTSIDE

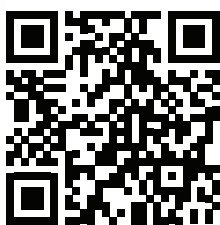
### Off Street Parking

### Front Garden

### Rear Garden

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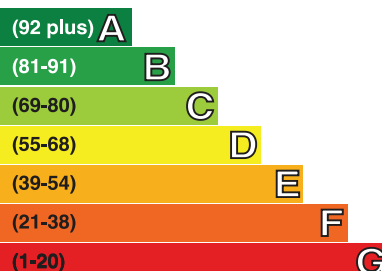
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## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
59	81