



26 Fairlands Avenue, Essex

Essex

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## 26 Fairlands Avenue

Essex

A substantial four-bedroom detached family home offering approximately 1,826 sq. ft. (169.6 sq. m.) of well-planned and versatile accommodation.

- Detached Family Home
- Quiet, Cul-De-Sac Location Leading Into Epping Forest
- Four Bedrooms/Two Bathrooms
- Two Reception Rooms
- Spacious Kitchen/Dining Area
- Office/Utility Room
- Downstairs WC
- Stunning Garden/Patio Area
- Walking Distance To Queens Road & Buckhurst Hill Station
- Catchment Area For St Johns School



Ideally suited to modern family living. Occupying a desirable residential setting, the property combines generous room proportions with a practical layout, providing ample space for both everyday life and entertaining.

The accommodation is entered via a welcoming entrance hall, which gives access to two spacious reception rooms, offering flexibility as formal and informal living areas. To the rear of the property, the fitted kitchen enjoys an open connection to the dining area, creating a sociable space ideal for family meals and entertaining guests. A separate utility room provides additional practicality, while a ground floor cloakroom/WC and a dedicated home office make the property perfectly suited to buyers working from home.

The first floor offers four well-proportioned double bedrooms, including an impressive principal bedroom with its own en-suite bathroom. The remaining bedrooms are served by a spacious family bathroom, with a generous central landing adding to the home's light and airy feel.

Offering an excellent balance of living and bedroom accommodation, this is an ideal home for growing families seeking space, flexibility and comfort. The thoughtful layout lends itself to a variety of lifestyles, whether entertaining, home working or simply enjoying everyday family life.

Early viewing is highly recommended to fully appreciate the size, versatility and potential this excellent family home has to offer.

Council Tax band: F

Tenure: Freehold







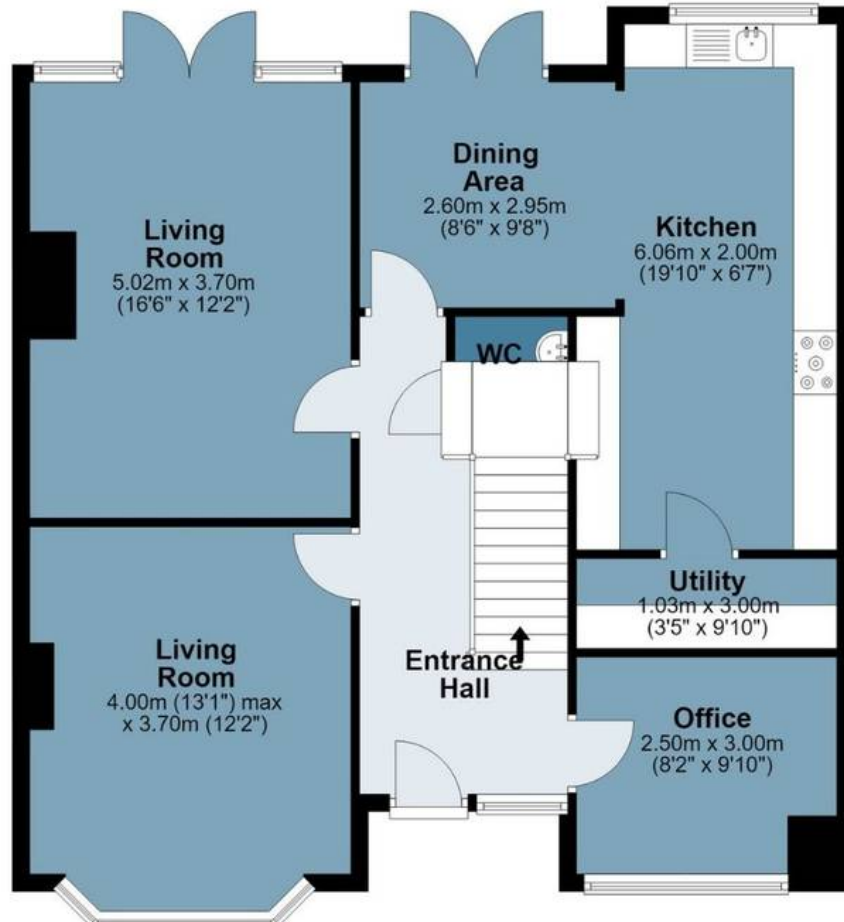
# Fairlands Avenue

Approx. Gross Internal Area 169.6 sq. metres (1825.8 sq. feet)

**BUTLER & STAG**

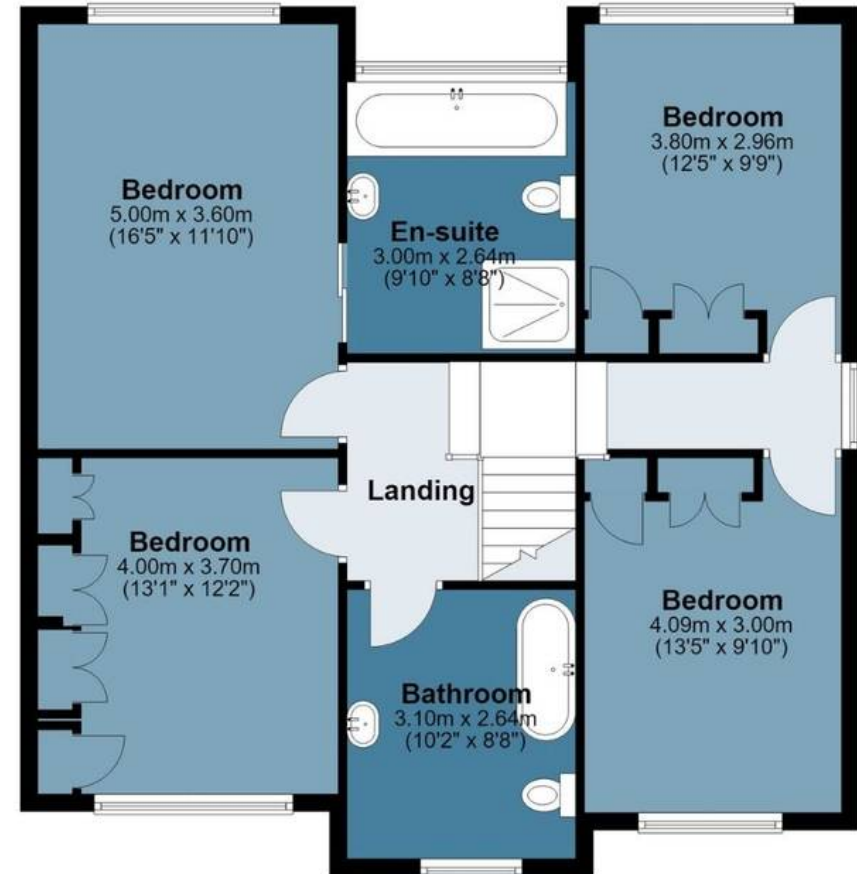
## Ground Floor

Approx. 84.5 sq. metres (909.5 sq. feet)



## First Floor

Approx. 85.1 sq. metres (916.3 sq. feet)



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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