

Daniel
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18 Thaxted Road Buckhurst Hill, IG9 6AW

A beautifully presented three-bedroom semi-detached home, offering generous living space and stylish interiors, perfect for modern family living.

The property boasts a large open-plan living and dining area, creating a fantastic space for both relaxing and entertaining. The rear living area is bright and airy, enhanced by French doors that open directly onto the garden, allowing for seamless indoor-outdoor living. A stylish feature fireplace adds character to the dining space.

The modern kitchen is well-equipped with ample storage and a breakfast bar, ideal for casual dining. From the kitchen, there is access to a useful study area and a convenient downstairs shower room, adding to the home's practicality.

Upstairs, the property comprises a spacious master bedroom with built-in storage, a further generous double bedroom, and a well-designed single bedroom featuring fitted wardrobes and additional storage space. A stunning family bathroom serves all bedrooms, complete with a freestanding bath, elegant brass fittings, and eye-catching patterned floor tiles.

Externally, the property benefits from a large rear garden with both patio and lawn areas, perfect for outdoor entertaining and family use, as well as a handy outside shed. To the front, there is off-street parking for two cars.

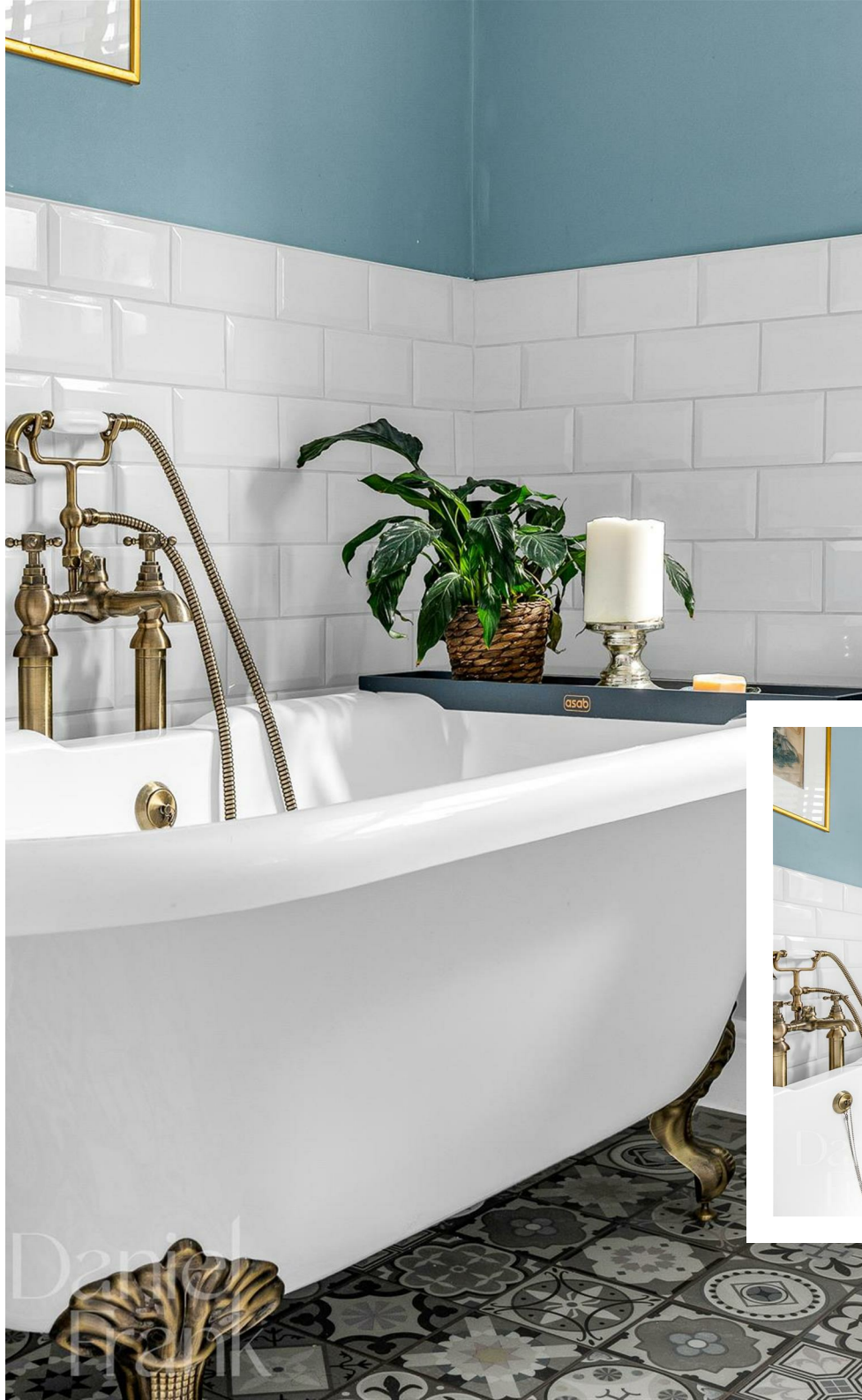
Ideally located just 0.6 miles from Buckhurst Hill Central Line Station, the property offers excellent transport links into London, making it perfect for commuters. Linders Field is also nearby, providing easy access to attractive green spaces and scenic walks close to the home.

Tenure Freehold
Council Epping Forest

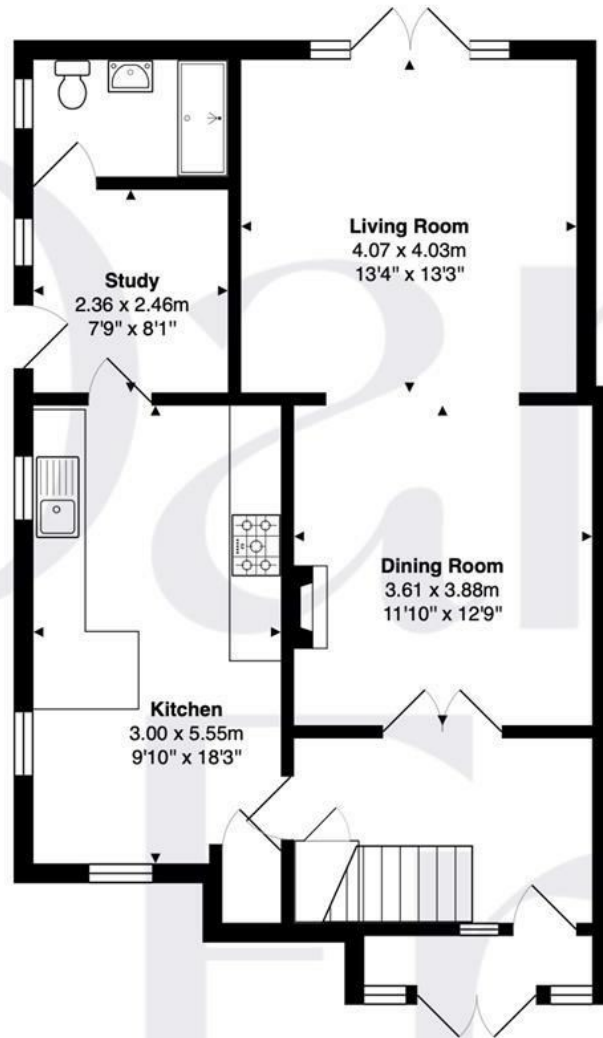




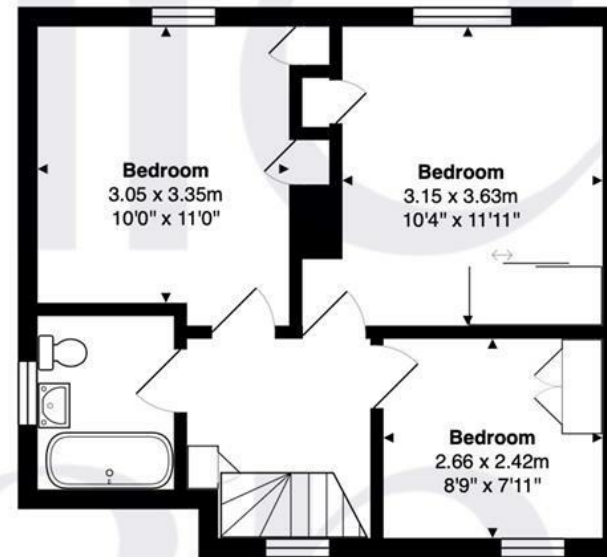
Your Next Chapter



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Ground Floor
Area: 70.5 m² ... 759 ft²



First Floor
Area: 40.6 m² ... 437 ft²

Total Area: 111.1 m² ... 1196 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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WHY BUCKHURST HILL?

Buckhurst Hill as an area offers everything you need. Queens Road is located in the centre of Buckhurst Hill and covers all essential needs with Waitrose being the main supermarket as well as popular cafes, coffee shops and restaurants. Having Knighton Woods and Roding Valley Nature Reserve on your doorstep is yet another perk of living here. Buckhurst Hill Football Club & Buckhurst Hill Cricket Club are both easily accessible and provide sporting opportunities for the local community. In terms of schools there is a choice of both private and highly regarded state schools in the area.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

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

