

Daniel
Frank





266 Buckhurst Way Buckhurst Hill, IG9 6JG

This well-presented three/four bedroom home offers spacious and versatile accommodation arranged over three floors, complemented by a bright open-plan living and dining space, well-equipped kitchen, well-maintained garden and off-street parking.

The ground floor features a generous open-plan living and dining room, with a charming bay window allowing plenty of natural light and a feature fireplace. This leads through to the kitchen at the rear of the property, which is particularly bright and airy, benefiting from three skylights and bi-folding doors opening directly onto the garden. The kitchen is well equipped and provides a practical space for everyday living and entertaining. A downstairs shower room/WC completes the ground floor.

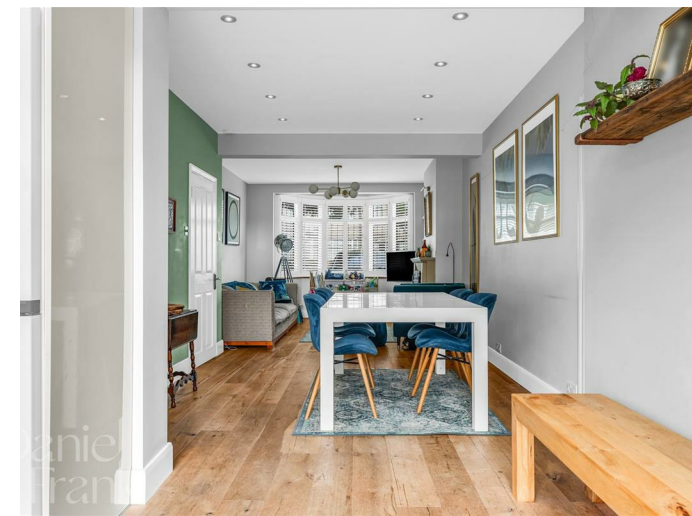
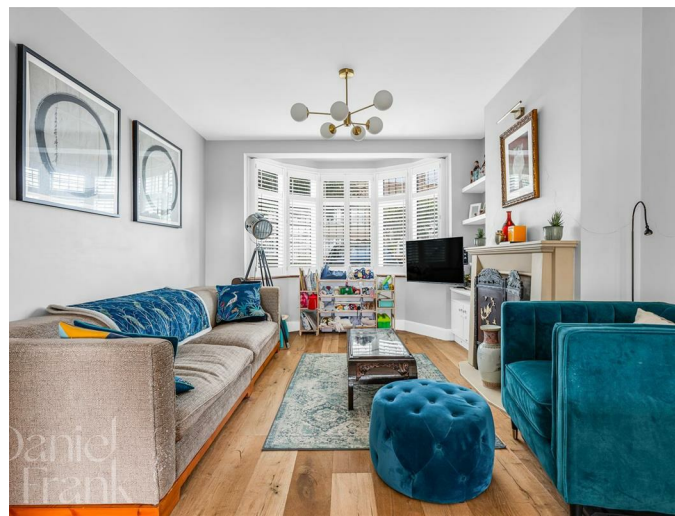
On the first floor are three bedrooms, with the principal bedroom benefiting from a bay window. A family bathroom serves the bedrooms on this level.

The top floor provides a versatile loft room, which could be used as a fourth bedroom that also benefits from useful storage and a separate WC.

Outside, the property enjoys a well-maintained rear garden with a decking area, providing an ideal space for outdoor dining and entertaining, together with a large shed offering excellent additional storage. To the front is a driveway providing off-street parking and an EV charging point.

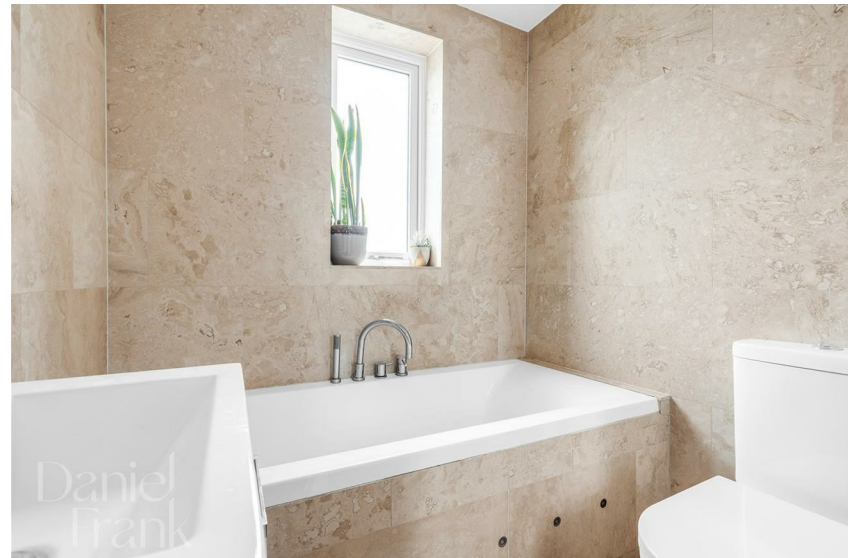
The property is ideally positioned just 0.2 miles from Roding Valley Central Line station, providing convenient access into London, while the surrounding area offers a range of local amenities, schools, green spaces and transport links.

Tenure Freehold
Council Redbridge

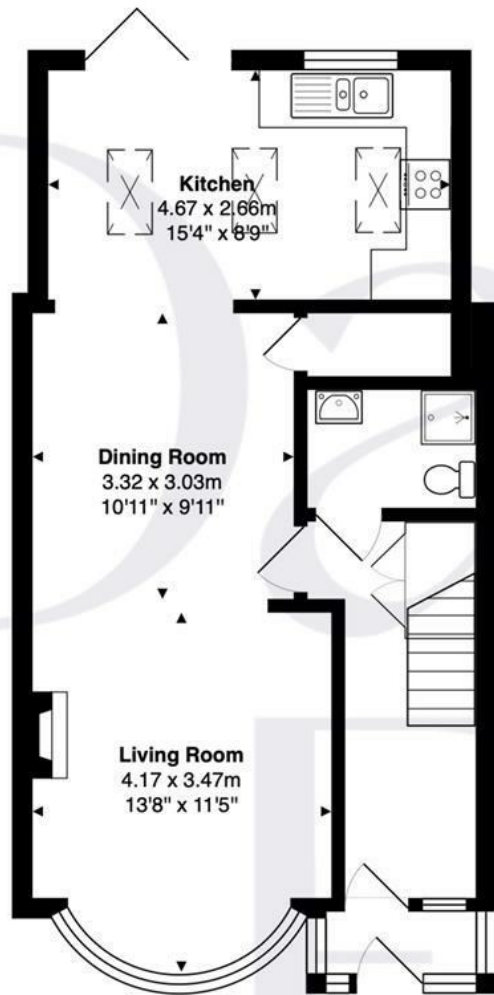




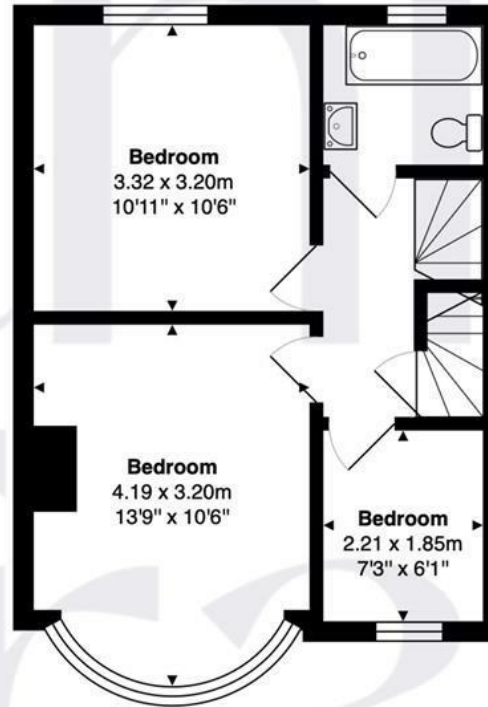
Your Next Chapter



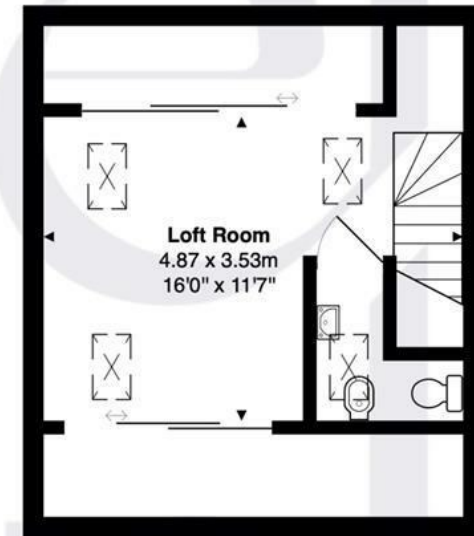
Your Next Chapter



Ground Floor
Area: 51.0 m² ... 549 ft²



First Floor
Area: 37.3 m² ... 401 ft²



Second Floor
Area: 27.8 m² ... 299 ft²

Total Area: 116.1 m² ... 1249 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	52	77
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

