

Directions

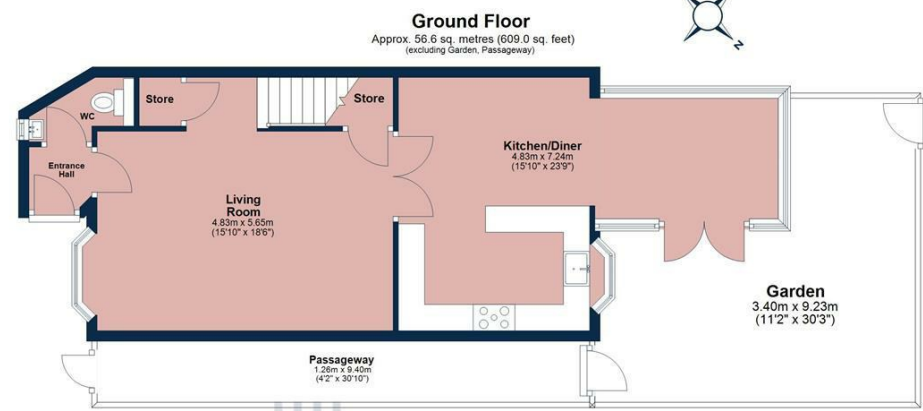
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

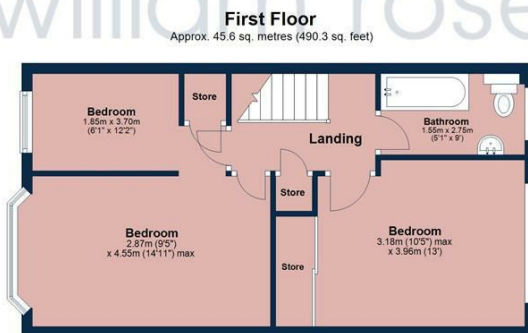
EPC Rating

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



william rose



Total area: approx. 102.1 sq. metres (1099.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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High Road



36A High Road, Buckhurst Hill, IG9 5HP

Guide Price £600,000

- 3 Bedroom End of Terrace
- Immaculately Presented
- Ground Floor W.C.
- Attractive Rear Garden
- Spacious Living
- Close To St John's Primary School
- Air Conditioning
- Private Driveway
- Close to Queens Road
- Short walk Epping Forest

36A High Road, Buckhurst Hill IG9 5HP

Ideally positioned within walking distance of the highly regarded St John's Primary School, Queens Road, Epping Forest and Buckhurst Hill Central Line Station, this beautifully presented three-bedroom end-of-terrace home offers spacious family accommodation in one of Buckhurst Hill's most sought-after locations



Council Tax Band: D



The property has been exceptionally well maintained by the current owners and is presented in excellent condition throughout. High Road is perfectly located for enjoying the area's excellent amenities, with an array of boutique shops, cafés, bars and restaurants nearby, whilst also offering easy access to the Central Line, M11 and M25.

The accommodation comprises a bright and spacious living room, a ground floor W.C., and a contemporary fitted kitchen/dining room opening through to a further reception room, creating an ideal space for modern family living and entertaining with direct access to the rear garden. The first floor offers three well-proportioned bedrooms, all served by a luxury bathroom. The property also benefits from air conditioning to the first floor, providing additional comfort throughout the warmer months.

Externally, there is an attractive rear garden with side access and rear access, a private driveway providing off-street parking to the front. Offering the perfect balance of woodland surroundings and convenient town living, this is a fantastic opportunity to acquire a turnkey family home in the heart of Buckhurst Hill.

Disclaimer

FREEHOLD

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.