

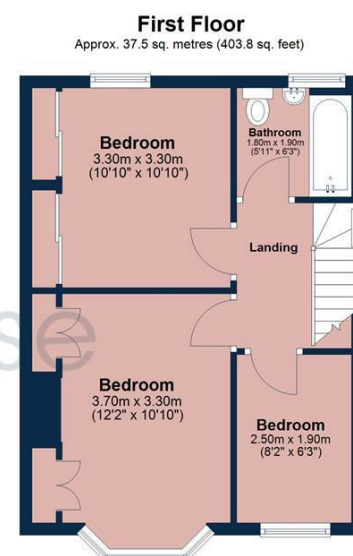
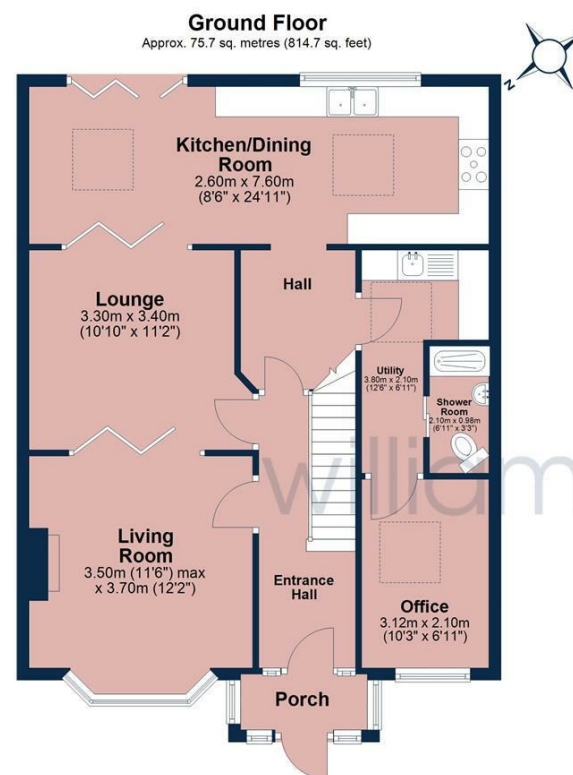
Directions

Viewings

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

EPC Rating

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	



Total area: approx. 113.2 sq. metres (1218.5 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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Chestnut Avenue



70 Chestnut Avenue, Buckhurst Hill, IG9 6EP

Offers In Excess Of £700,000

- Extended end of terrace home
- Buckhurst Hill Location
- Three Bedrooms
- Separate Home Office
- Loft Potential STPP
- Sought-After Chestnut Avenue
- Driveway Parking
- Two Reception Rooms
- Utility & Shower Room
- Well-Kept Garden

70 Chestnut Avenue, Buckhurst Hill IG9 6EP

An extended end of terrace family home on sought-after Chestnut Avenue in Buckhurst Hill, offering spacious and flexible accommodation, driveway parking and a well-kept garden. With three bedrooms, two reception rooms, a separate office, utility, shower room and potential for a loft conversion STPP, this is a superb family home close to Buckhurst Hill's shops, Central Line station and nearby Epping Forest.



Council Tax Band: E



Inside, the ground floor offers plenty of flexibility, with two separate reception rooms giving space to relax, entertain or create a more formal family living area. To the rear, the extended kitchen/dining room forms the natural heart of the home, opening out towards the garden and providing a sociable setting for everyday meals, hosting and family time. A separate office is ideal for home working, while a utility room, shower room and welcoming entrance hall add excellent practicality.

Upstairs, there are three well-proportioned bedrooms and a family bathroom, with the home also offering exciting potential for a loft conversion, subject to the usual planning permissions. This gives buyers the opportunity to further enhance the property over time and create additional bedroom or work-from-home space if required.

Outside, the garden has been well kept and provides a lovely private space to enjoy, whether for summer entertaining, children's play or simply relaxing. The driveway to the front adds further convenience, making this a particularly practical home for families.

Chestnut Avenue is well placed for the best of Buckhurst Hill, with local shops, cafés and amenities close by, along with excellent transport links including Buckhurst Hill Central Line station for direct access into the City and West End. The area is also known for its superb access to green space, with Epping Forest nearby offering woodland walks, cycling routes and a welcome escape from city life.