

Daniel
Frank





157 Ardmore Lane Buckhurst Hill, IG9 5SB

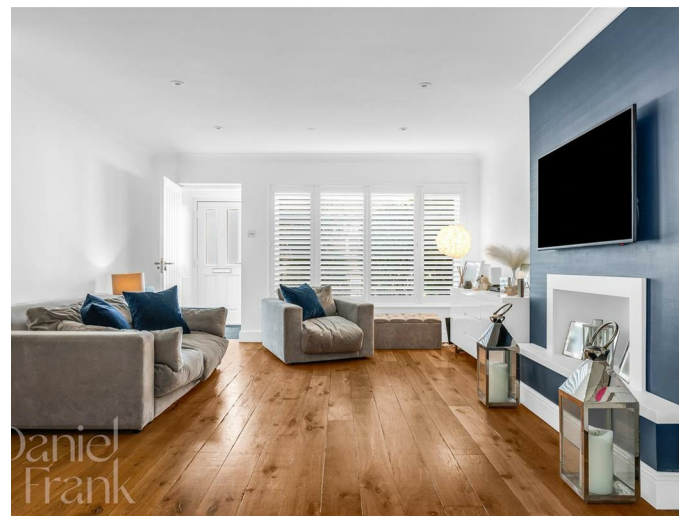
Nestled in a sought-after residential location, just a short walk from Buckhurst Hill Central Line Station and the vibrant Queen's Road with its excellent selection of cafés, restaurants, boutiques and everyday amenities, this well presented four-bedroom semi-detached family home offers spacious and versatile accommodation arranged over three floors.

Upon entering the property, you are welcomed by a bright and spacious living room which seamlessly flows into the impressive open-plan kitchen and dining area, creating the perfect space for both everyday family living and entertaining. The contemporary kitchen is fitted with a range of modern units, centred around a stylish island with a breakfast bar, providing the ideal space for casual dining and socialising. Further enhancing the space are a Quooker boiling water tap, integrated wine fridge and a convenient warming drawer. Flooded with natural light from two skylights, the kitchen also features bi-fold doors that open directly onto the rear garden, effortlessly blending indoor and outdoor living. A practical utility room and additional storage at the front of the house add to the home's functionality, while a convenient WC completes the ground floor.

The first floor comprises three well-proportioned bedrooms, all served by a stylish family bathroom. Occupying the entire second floor, the principal bedroom features fitted wardrobes, an en-suite shower room and doors opening onto a private balcony.

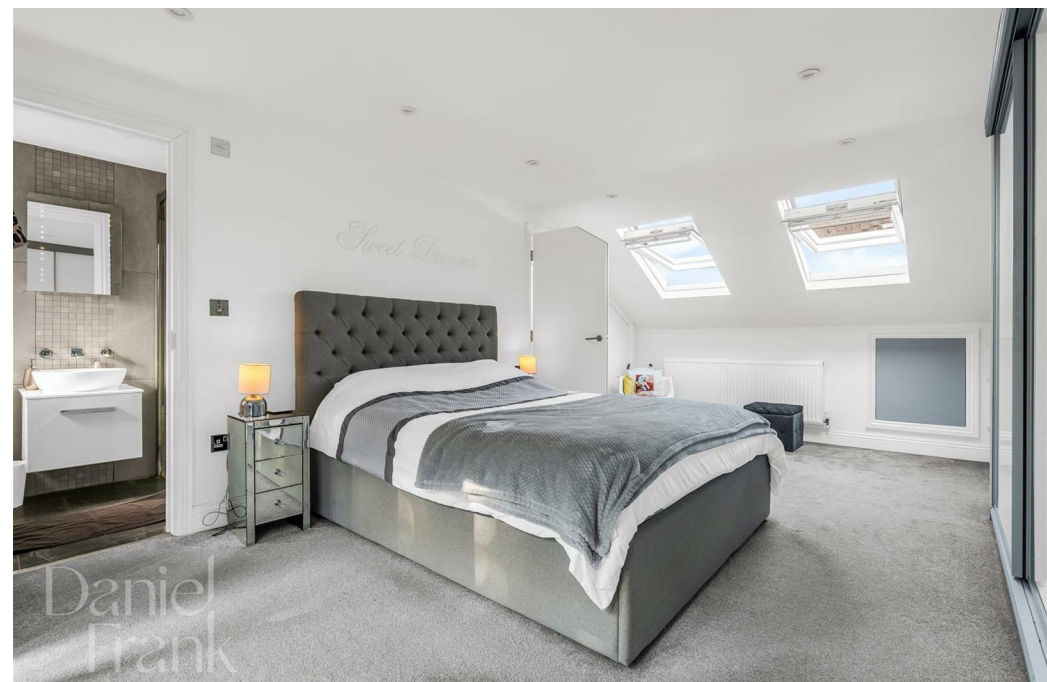
Externally, the property enjoys a well-maintained rear garden with a generous patio area, ideal for outdoor dining, leading up to a lawn with a garden shed. Side gate access provides added convenience, while to the front of the property a private driveway offers off-street parking. The property also benefits from a gas boiler that was replaced one year ago.

Tenure Freehold
Council Epping Forest

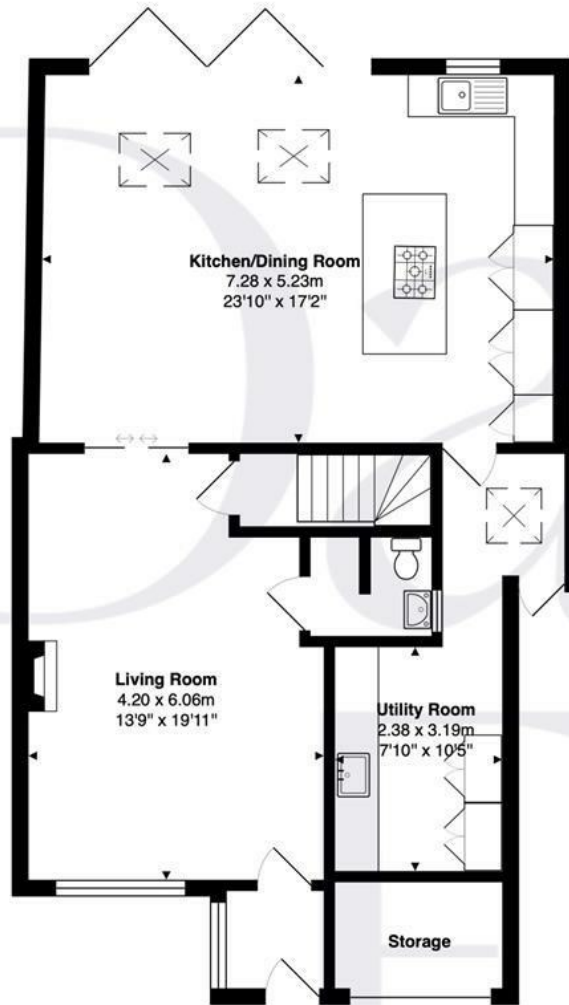




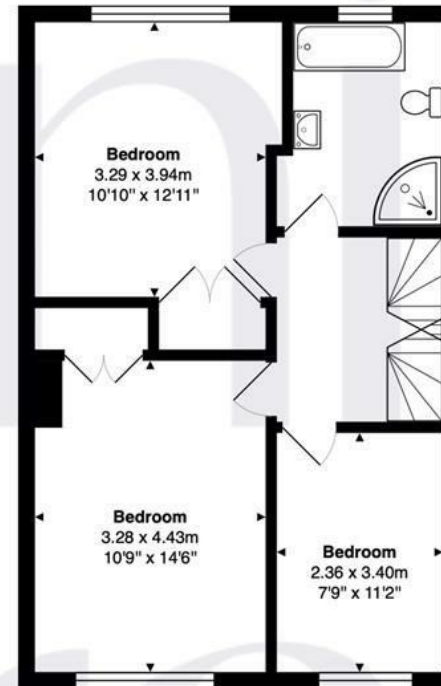
Your Next Chapter



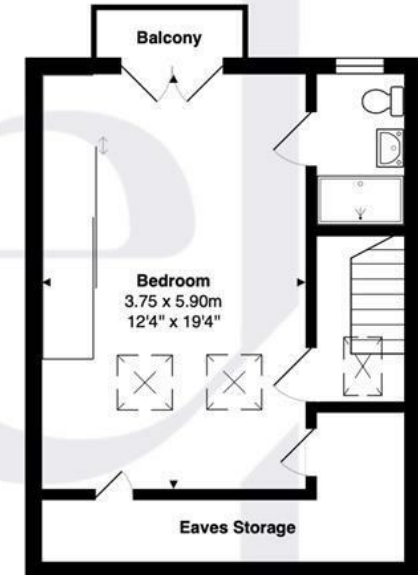
Your Next Chapter



Ground Floor
Area: 87.6 m² ... 943 ft²



First Floor
Area: 53.7 m² ... 578 ft²



Second Floor
Area: 35.7 m² ... 385 ft²

Total Area: 177.0 m² ... 1905 ft² (excluding balcony)

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.

Property marketing provided by www.matthewkyle.co.uk



Ideally positioned within walking distance of Buckhurst Hill Station, residents will enjoy excellent transport links into London, alongside the independent shops, cafés and restaurants of Queen's Road. The beautiful Epping Forest is also within close proximity, offering acres of woodland, walking trails and open green spaces.

EPC to be confirmed.

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	

