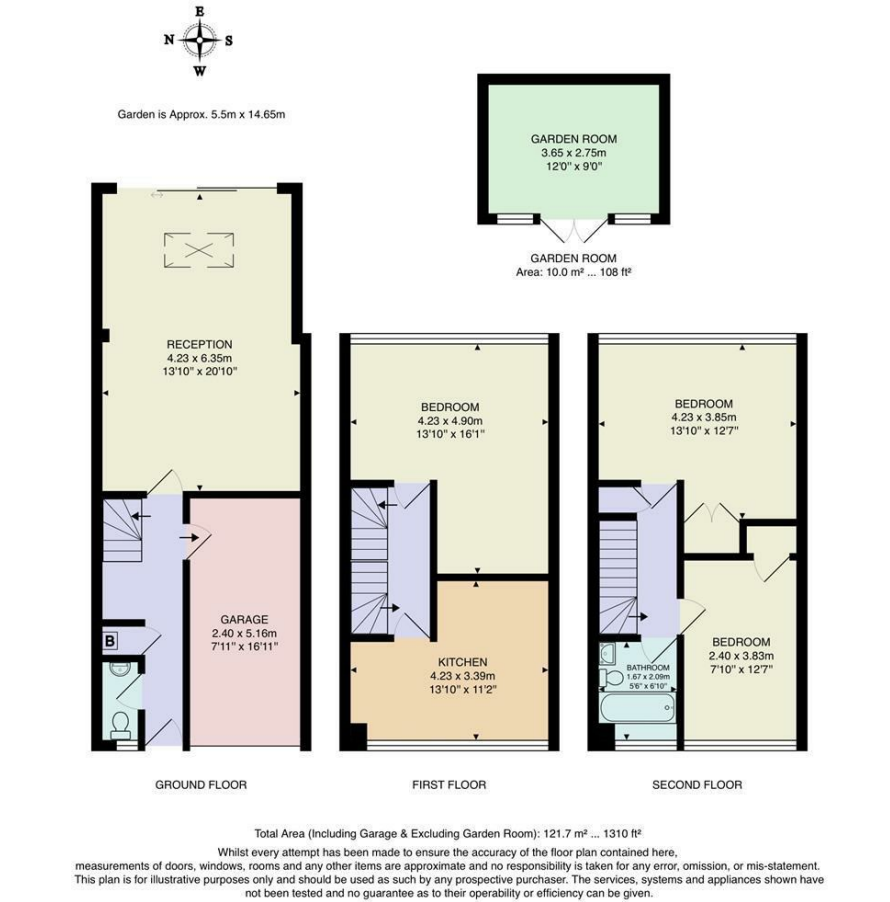


THE CEDARS, BUCKHURST HILL

Offers In Excess Of £625,000 Freehold
3 Bed House - End Terrace



Features:

- Three Bedroom House
- End of Terrace
- Side Access
- Approx 1310 Square Foot
- Moments from Epping Forest
- Private Garage and Driveway
- Circa 51 Foot Garden
- Garden Studio
- Downstairs WC
- Chain Free

A marvellously modern three-bedroom end-of-terrace home, beautifully presented across three floors and set moments from Epping Forest. There's a private driveway and garage, side access, a generous rear garden and a separate garden studio, all adding to the sense of space.

You're tucked away in sought-after Buckhurst Hill, surrounded by leafy streets, independent shops and woodland. It's a lovely balance of village-like living and easy connections into London.

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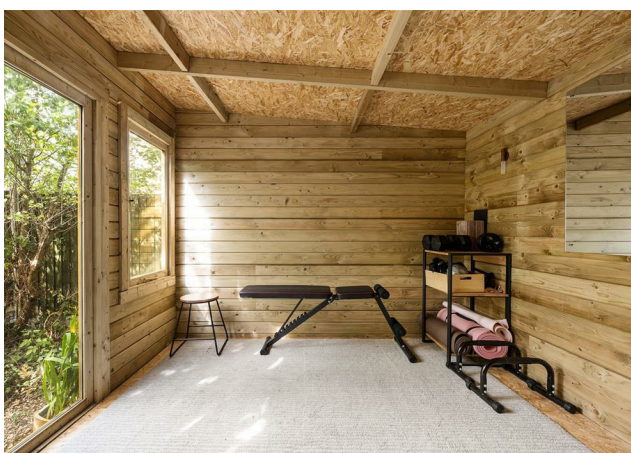
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IF YOU LIVED HERE.....

Step inside and the ground floor opens with a practical entrance hall, with a WC tucked to one side and internal access to the private garage. To the rear, the reception room is bright and comfortable, with warm wooden flooring, a skylight overhead and glazed doors drawing your eye out towards the garden. Extending to around 51 feet, the garden gives you plenty of outdoor space, with useful side access and a separate garden studio at the far end.

Head up to the first floor and you'll find the kitchen alongside the third bedroom. The kitchen is particularly bright, with a wide run of windows stretching across the room and bringing in an abundance of natural light. Pale cabinetry and generous worktops keep things clean and calm, with plenty of storage and room for everyday cooking. Next door, the bedroom is a well-proportioned and flexible space, with enough room to work comfortably as a double bedroom, guest room or home office depending on what you need from the house.

The top floor is home to two further bedrooms and the family bathroom, giving the house a practical arrangement across all three levels. At approximately 1,310 square feet, there's a good sense of space throughout, while the chain-free sale makes the move that little bit simpler.

WHAT ELSE?

- Chingford Station gives you Overground services into Liverpool Street, while Buckhurst Hill is also within easy reach for the Central line. For drivers, the North Circular is conveniently accessible too.

- Families are well catered for, with a strong choice of nearby primary and secondary schools rated 'Good' or 'Outstanding'.

- Queen's Road brings together some of Buckhurst Hill's best-loved spots, from brunch at Simple and dinner at Il Bacio to independent boutiques, gyms and Pilates studios. It all adds to the area's easy village feel, with plenty to enjoy without straying far from home.



A WORD FROM THE OWNER....

"We have loved living here. It's quiet and peaceful, and extremely close to the beautiful Epping Forest. We have great access to both Chingford Station and Buckhurst Hill Underground, as well as the High Road on Queens Road where there are great cafes and a big Waitrose. Butlers Retreat is great for ending a walk and having a coffee and breakfast. There are also some really good local pubs with great food offerings close by. "

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