



## St. Johns Court, Gladstone Road, Buckhurst Hill

Offers In Excess Of £570,000 Freehold

- Three-bedroom semi-detached house
- Spacious dining room
- Guest cloakroom
- Convenient location
- Family bathroom
- Modern kitchen and breakfast room
- Garage
- No onwards chain

*Petty Son and Prestwich are delighted to present this three-bedroom semi-detached house, positioned only 0.7 miles from Buckhurst Hill Central Line station, and offered with no onward chain.*

This three-bedroom semi-detached house is situated in a quiet cul-de-sac location, a short walk from sought after schooling such as St John's C of E Primary School and Braeside Senior School. As well as the Central Line Station, making an easy commute to London, the nearby Queens Road offers an eclectic mix of shops, bars and restaurants as well as a Waitrose Supermarket. The green spaces of Epping Forest are close by making it convenient for the family to enjoy walking or cycling.

On stepping inside the accommodation can be fully appreciated, commencing with a welcoming hallway with useful guest cloakroom.

To the rear of the house is a large sitting/dining room offering plenty of space for sofas and a dining room table and chairs, making it an ideal space for the family to gather.

The kitchen is fitted with a range of white cabinets complemented by contrasting work surfaces and integrated appliances whilst the breakfast table gives room for casual dining.

On the first floor there are three bedrooms plus a family bathroom, fitted with a white suite.

The rear garden is a mix of patio and lawn whilst the shared driveway leads to a single garage.

Council Tax Band: E

EPC Rating: C74

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £10.00 per person.

Reception Room

17'4" x 17'1"

Kitchen

9'11" x 9'10"

Bedroom

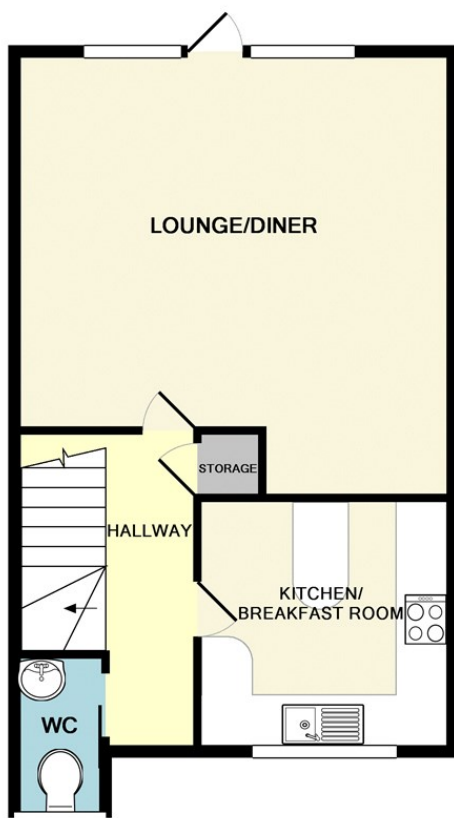
14'4" x 9'10"

Bedroom

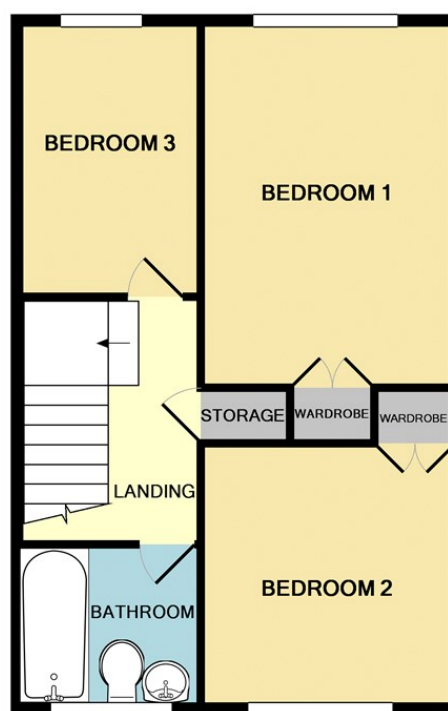
10'4" x 9'11"

Bedroom

10'9" x 6'10"



GROUND FLOOR  
APPROX. FLOOR  
AREA 474 SQ.FT.  
(44.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 457 SQ.FT.  
(42.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 932 SQ.FT. (86.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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