

Daniel
Frank





31 Thaxted Road Buckhurst Hill, IG9 6AW

Guide Price: £725,000 - £750,000

This well-presented four-bedroom semi-detached home offers generous living space, bright interiors, and a lovely rear garden.

The property features two inviting reception rooms, including a spacious living room complete with an open fireplace, creating a warm and welcoming atmosphere. The large kitchen is well-equipped with two ovens, ample storage, plenty of workspace, and a stylish breakfast bar, while the bright dining room opens directly onto the rear garden - ideal for entertaining. A separate utility room offers additional convenience and access to the garden.

Upstairs, the main bedroom benefits from fitted wardrobes, with the second bedroom also featuring built-in storage. Two further well-proportioned bedrooms offer versatile space for family, guests, or a home office. A modern family bathroom completes the first floor.

Outside, the well-maintained garden provides a peaceful retreat, featuring a decking area perfect for entertaining, a paved patio area at the rear of the garden where the two sheds are located, and a built-in BBQ. There is also a paved side access for added practicality. To the front, a driveway offers off-street parking for two cars.

Tenure Freehold
Council Epping Forest

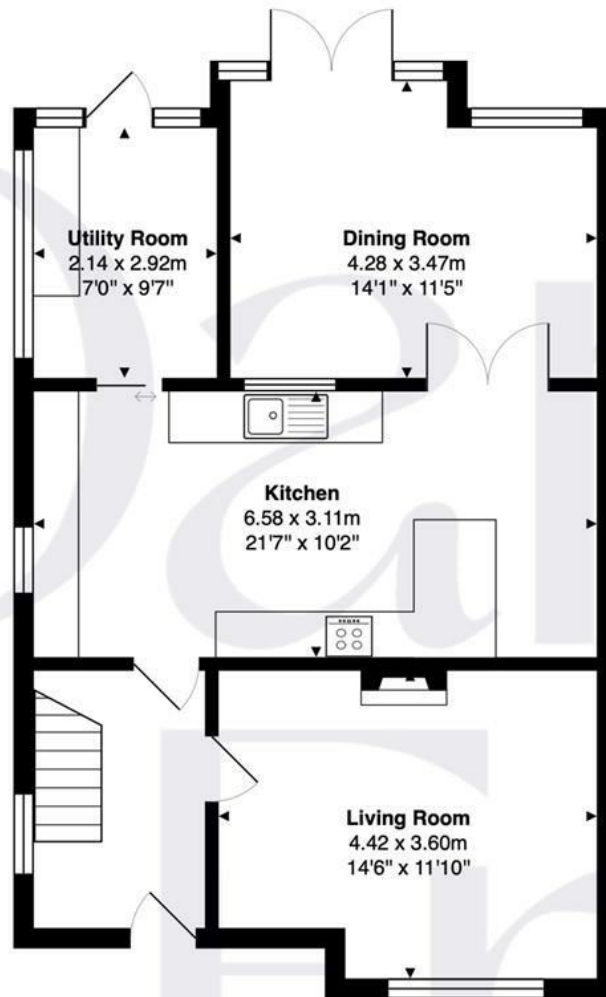




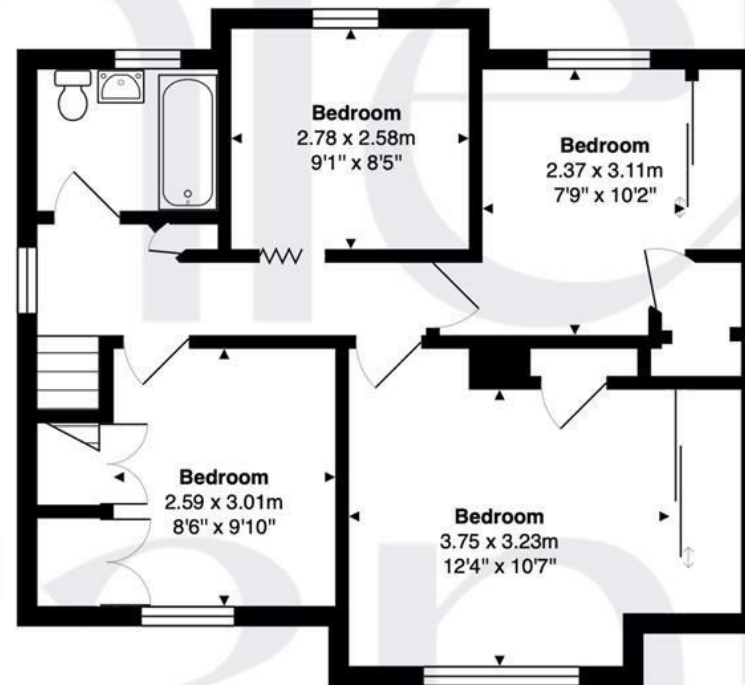
Your Next Chapter



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Ground Floor
Area: 64.7 m² ... 696 ft²



First Floor
Area: 55.3 m² ... 595 ft²

Total Area: 120.0 m² ... 1292 ft²

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.

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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
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

