



## Stradbroke Grove, Buckhurst Hill, IG9

\*\*5/6 BEDROOM DETACHED HOUSE\*\* \*\* 2/3 RECEPTIONS\*\* \*\* FULLY EQUIPPED KITCHEN \*\* \*\*  
UTILITY ROOM \*\* \*\* GAS C/H\*\* \*\* DOUBLE GLAZED\*\* \*\* 4 BATHROOMS\*\* \*\* WC\*\* \*\*  
GARAGE\*\* \*\* DRIVEWAY \*\* \*\* SHORT WALK TO BUCKHURST HILL STATION\*\* COUNCIL TAX BAND  
G. EPC RATING D

**Offers In Excess Of £1,600,000.00 (Freehold)**



## Stradbroke Grove, Buckhurst Hill, IG9

### Kitchen



### Reception 2



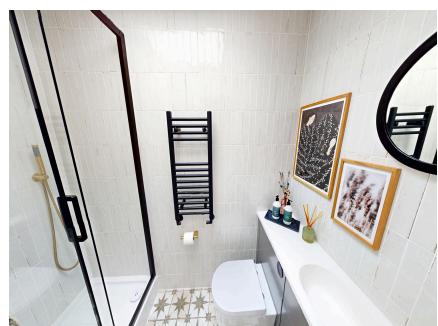
### Reception 1



### Utility Room



### Shower Room



**Bedroom 1****En Suite**

## Stradbroke Grove, Buckhurst Hill, IG9

### Bedroom 2



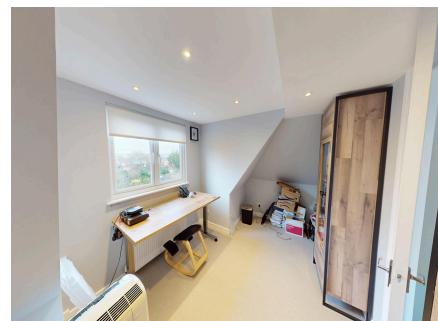
### Bedroom 3



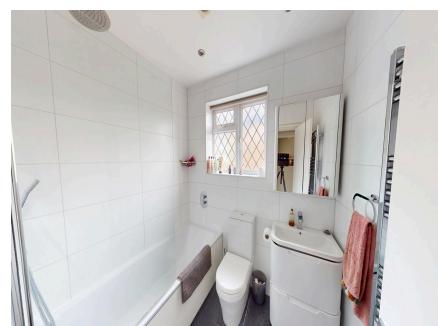
### Bedroom 4



### Bedroom 5



### First Floor Family Bathroom



### Second Floor Family Bathroom



### Office/Granny Annexe



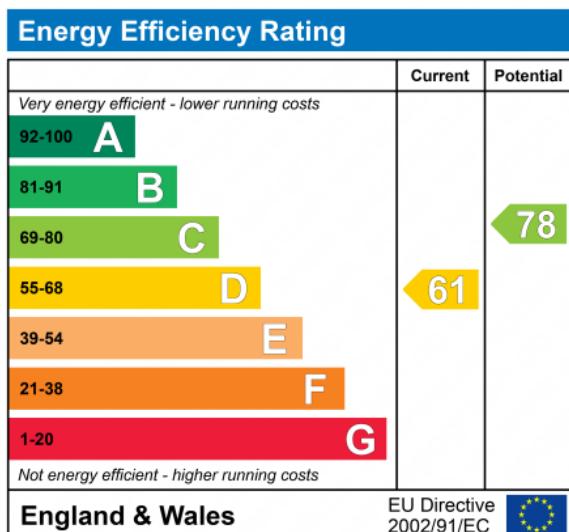
## Stradbroke Grove, Buckhurst Hill, IG9

### Large Garden



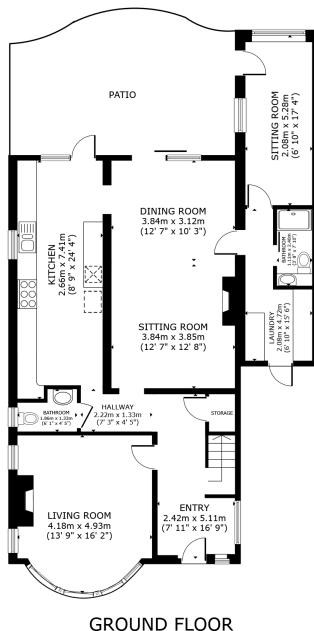
### Garage

### Parking



Set in a tree-lined cul-de-sac in the midst of historic Buckhurst Hill is this charming well decorated five/Six bedroom house with an integral garage. This rarely available home offers a generous kitchen, family room with space for family dining and a extensive garden area as well as a formal sitting room and ground floor WC. There is also a further reception room with access to a shower room that could be used as a guest suite or annex. The first floor offers a Master Suite with Shower room & walk in wardrobe also benefiting from a private balcony. There are Two further bedrooms including a fully equipped family bathroom. The second floor has two further bedrooms and a separate shower room. Buckhurst Hill Tube is a short walk away. Council Tax Banding G. EPC Rating D.

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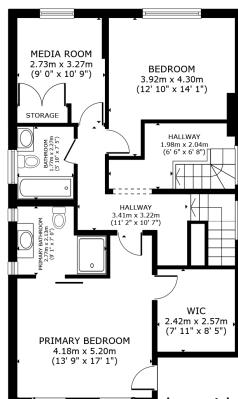


GROUND FLOOR



GROSS INTERNAL AREA  
GROUND FLOOR 110.0 m<sup>2</sup> (1,184 sq.ft.) FLOOR 1 76.6 m<sup>2</sup> (824 sq.ft.) FLOOR 2 25.7 m<sup>2</sup> (277 sq.ft.)  
EXCLUDED AREAS : PATIO 28.8 m<sup>2</sup> (310 sq.ft.) REDUCED HEADROOM 12.0 m<sup>2</sup> (129 sq.ft.)  
TOTAL : 212.3 m<sup>2</sup> (2,285 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





#### **Disclaimer**

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/lease and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.



FLLOOR 1

GROUND FLOOR 110.0 m<sup>2</sup> (1,184 sq.ft.) | FLOOR 1 63.1 m<sup>2</sup> (682 sq.ft.) | FLOOR 2 25.1 m<sup>2</sup> (272 sq.ft.)

STUDY 2.73 m<sup>2</sup> (29 sq.ft.) | BATH 2.27 m<sup>2</sup> (24.5 sq.ft.) | KITCHEN 5.20 m<sup>2</sup> (56 sq.ft.)

DINING 4.18 m<sup>2</sup> (45 sq.ft.) | LIVING 10.9 m<sup>2</sup> (117 sq.ft.) | HALLWAY 3.41 m<sup>2</sup> (36 sq.ft.)

PRIMARY BEDROOM 5.20 m<sup>2</sup> (56 sq.ft.) | BATH 2.27 m<sup>2</sup> (24.5 sq.ft.) | W.I.C. 2.42 m<sup>2</sup> (26 sq.ft.)

STUDY 2.73 m<sup>2</sup> (29 sq.ft.) | BATH 2.27 m<sup>2</sup> (24.5 sq.ft.) | HALLWAY 1.98 m<sup>2</sup> (21 sq.ft.)

MEDIA ROOM 3.27 m<sup>2</sup> (35 sq.ft.) | BEDROOM 4.30 m<sup>2</sup> (46 sq.ft.) | HALLWAY 1.98 m<sup>2</sup> (21 sq.ft.)

STUDY 2.73 m<sup>2</sup> (29 sq.ft.) | BATH 2.27 m<sup>2</sup> (24.5 sq.ft.) | HALLWAY 1.98 m<sup>2</sup> (21 sq.ft.)

STUDY 2.73 m<sup>2</sup> (29 sq.ft.) | BATH 2.27 m<sup>2</sup> (24.5 sq.ft.) | HALLWAY 1.98 m<sup>2</sup> (21 sq.ft.)

 Matterport