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P R E S E N T S

Luctons Avenue, Buckhurst Hill



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RESIDENTIAL

# Luctons Avenue, Buckhurst Hill

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NO CHAIN!

Positioned on one of Buckhurst Hill's most desirable roads, this outstanding five-bedroom, five-bathroom detached home offers a sophisticated take on modern family living. Recently refurbished to an exceptional standard, the property combines sleek architecture, premium finishes and cutting-edge technology across three spacious floors.

A striking exterior and private driveway providing parking for three to four vehicles create an immediate sense of arrival. Inside, a dramatic floating glass staircase sets the tone for the quality and attention to detail throughout. The ground floor features two stylish reception rooms alongside a spectacular open-plan kitchen, dining and living space. Rimless sliding doors open directly onto the expansive rear garden, delivering effortless indoor-outdoor living. A separate butler's kitchen, fully equipped with high-spec appliances, adds both practicality and polish, ideal for entertaining.

All five bedrooms are generously proportioned and immaculately finished, each benefiting from its own contemporary bathroom to ensure comfort, privacy and flexibility for family life and guests.

Designed with sustainability and convenience in mind, the home boasts an air source heat pump, solar panels with EV battery storage, underfloor heating throughout, MVHR system, triple-glazed front windows, Rako smart lighting, full smart home integration, air conditioning to the loft and kitchen, engineered wood flooring, CCTV and a comprehensive alarm system. The property also qualifies for Octopus Intelligent Go, offering access to lower-cost energy tariffs.

Located on Luctons Avenue, just 0.4 miles from Buckhurst Hill Central Line station, the home provides excellent connectivity to Central London while remaining close to green spaces and nature reserves. Well-regarded schools including Braeside School, St John's C of E Primary and Loyola Preparatory are nearby, along with Waitrose, Holly House Hospital and key transport links.

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With over 20 years of personal local experience in both independent and corporate agencies it has been my passion to bring seamless integration of the latest property technology to our agency. Our unique Partnership sets us apart as market leaders.



An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

Elliott Lawlor **MNAEA & MARLA**  
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Sqft 4803.00 sq ft	Type House - Detached	Style New Home
Bedrooms 5	Receptions 2	Bathrooms 5
Tenure Freehold	Local Authority Epping Forest	Tax Band G

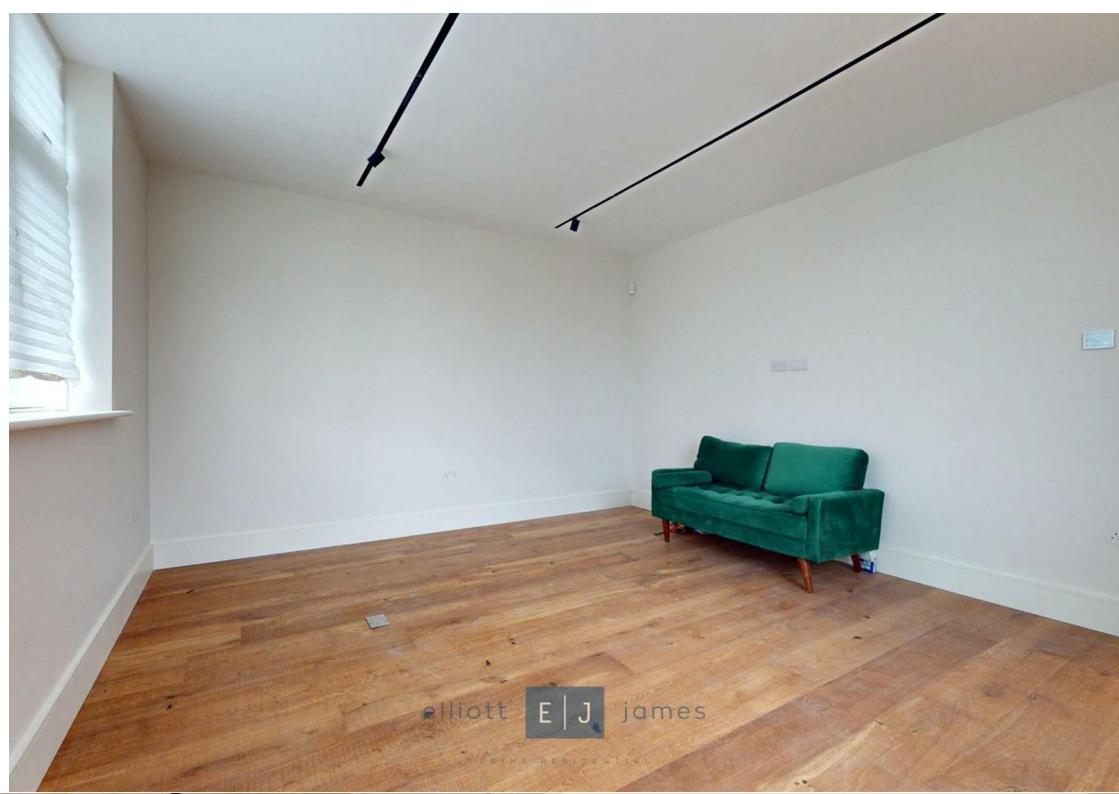
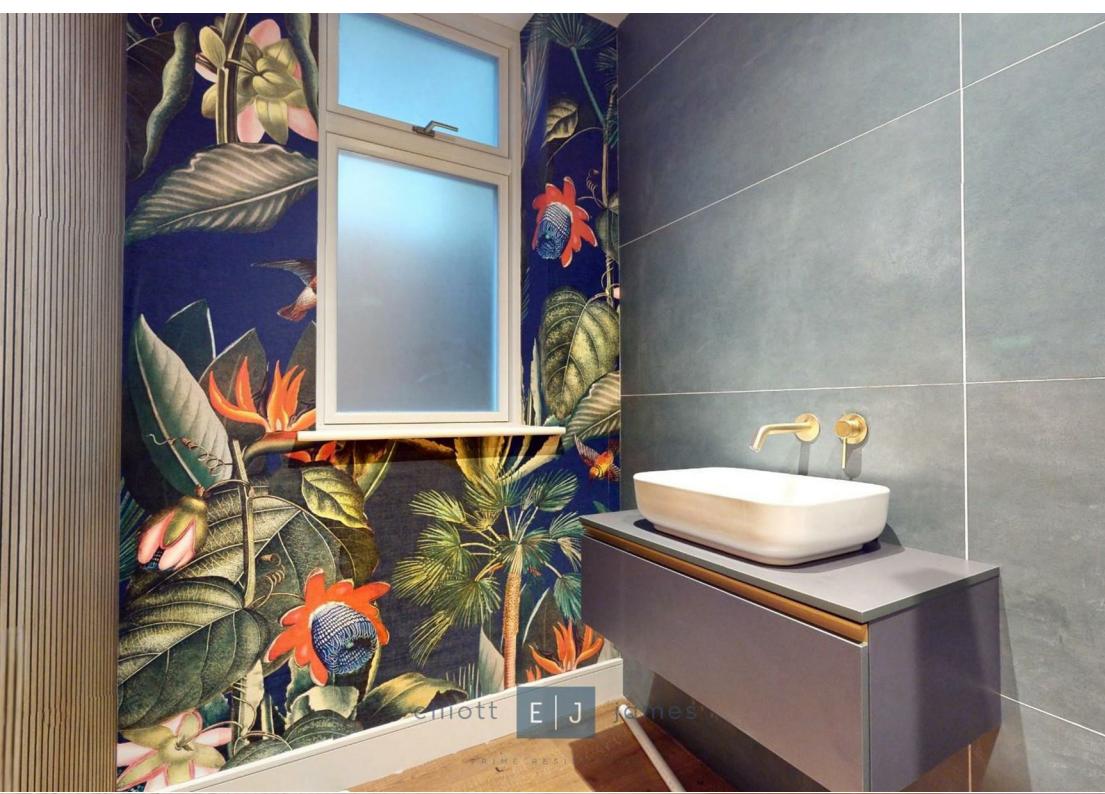
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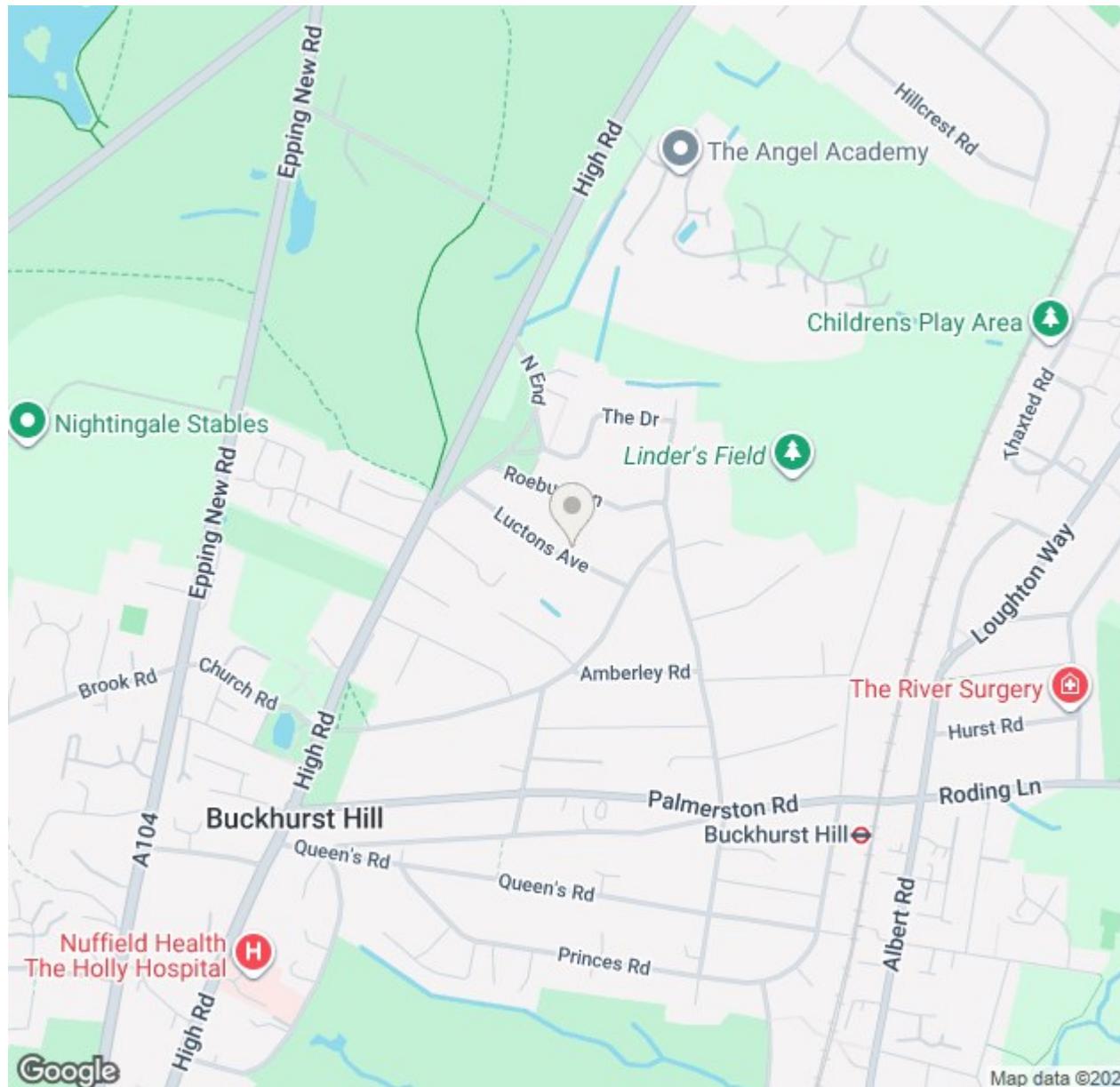




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# MAP & EPC



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		
EU Directive 2002/91/EC		
England & Wales		D

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		D



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# PLANS



GROSS INTERNAL AREA  
GROUND FLOOR: 1991 SQ FT, 185 m<sup>2</sup>. FIRST FLOOR: 1514 SQ FT, 150 m<sup>2</sup>.  
SECOND FLOOR: 1315 SQ FT, 122 m<sup>2</sup>.  
TOTAL: 4916 SQ FT, 457 m<sup>2</sup>.  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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