



P R I M E   R E S I D E N T I A L

P R E S E N T S

Luctons Avenue, Buckhurst Hill



elliott **E|J** james

PRIME RESIDENTIAL

# Luctons Avenue, Buckhurst Hill



## 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.



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**  
[contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)  
0208 0165 333

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|-----------------------|----------------------------------|-------------------|
| Sqft<br>4803.00 sq ft | Type<br>House - Detached         | Style<br>New Home |
| Bedrooms<br>5         | Receptions<br>2                  | Bathrooms<br>5    |
| Tenure<br>Freehold    | Local Authority<br>Epping Forest | Tax Band<br>G     |



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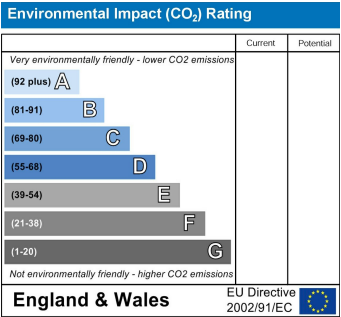
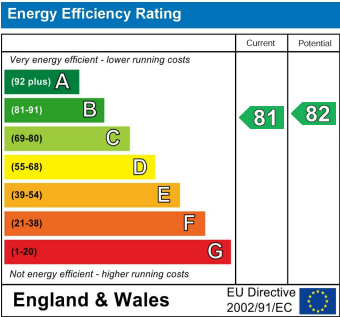
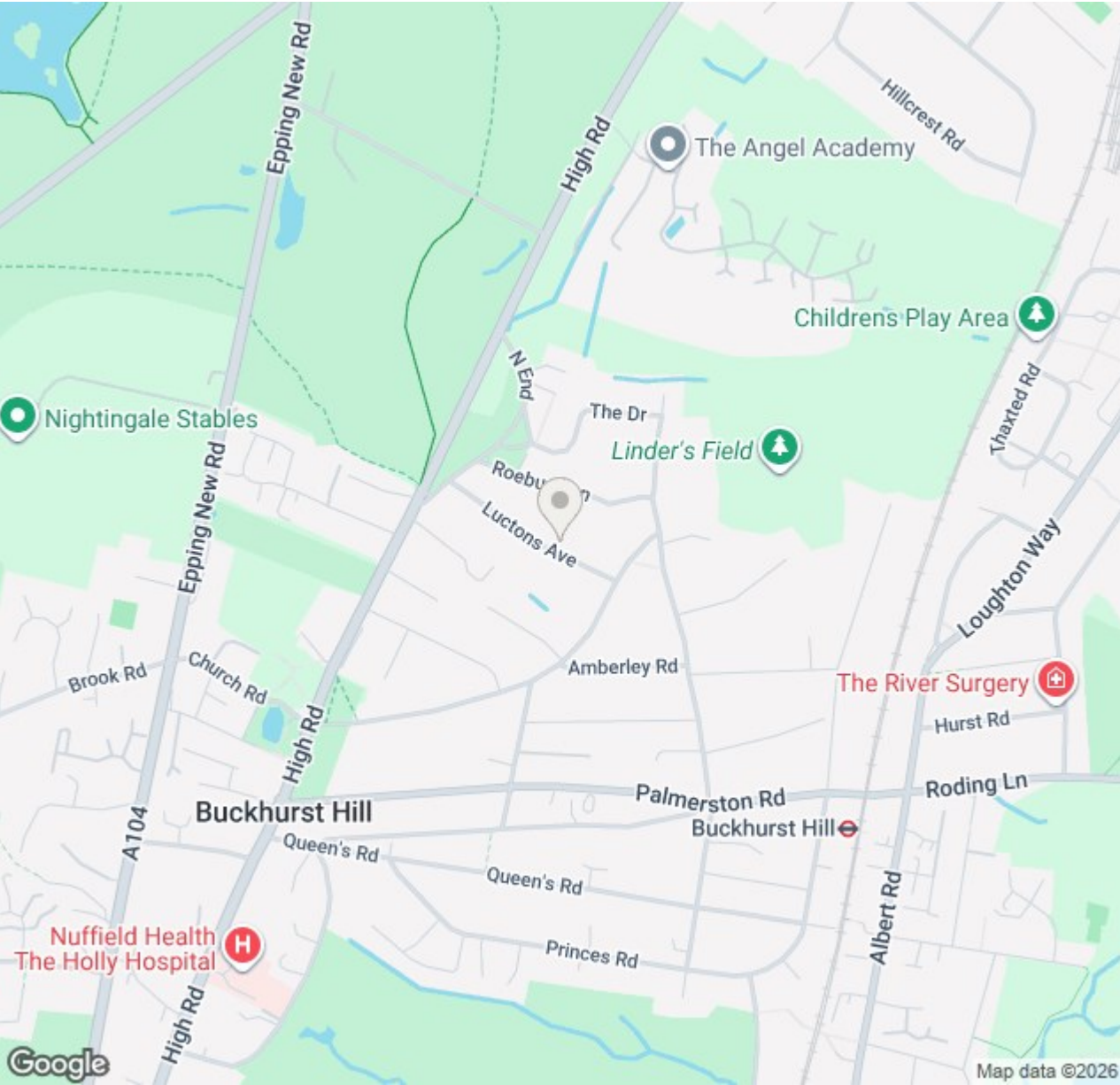




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# MAP & EPC





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# PLANS



GROSS INTERNAL AREA  
GROUND FLOOR: 1091 SQ FT, 105 m<sup>2</sup>; FIRST FLOOR: 1514 SQ FT, 140 m<sup>2</sup>;  
SECOND FLOOR: 1313 SQ FT, 123 m<sup>2</sup>  
TOTAL: 4918 SQ FT, 457 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

elliott  james

165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | [contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)

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