



Epping New Road, Buckhurst Hill, IG9

BUTLER & STAG





**Set back from Epping New Road behind a hedge row this beautifully presented 1930s family home, offers open plan living, and three good size bedrooms in the St Johns Primary school catchment.**



## Freehold

- St. Johns catchment area
- Bespoke kitchen with integrated appliances
- Off street parking with garage
- 120 ft south facing rear garden
- Potential to extend (STPP)
- Immaculate family bathroom with four piece suite

Welcome to your dream home! Nestled in a sought-after location, this beautifully renovated 1930s semi-detached property boasts timeless elegance and modern convenience. Finished to the highest standard throughout.

Prepare to be wowed by the bespoke shaker kitchen, meticulously designed with both style and functionality in mind. Featuring sleek countertops, premium appliances, and ample storage space, it's a chef's paradise. Bi-folding doors lead onto a magnificent 140 ft south-facing garden. Flooded with natural light, this tranquil outdoor space is perfect for al fresco dining, entertaining, or simply unwinding after a long day.

This home is perfectly situated on the edge of the Epping Forest, offering endless opportunities for outdoor activities. Furthermore, it falls within the catchment area of the highly-regarded St. John's Primary School, making it an ideal choice for families seeking educational excellence.

With excellent transportation links, you can easily access central London, offering a convenient commute to work or leisure activities. The Buckhurst Hill Underground station is within easy reach, connecting you to the city and beyond.





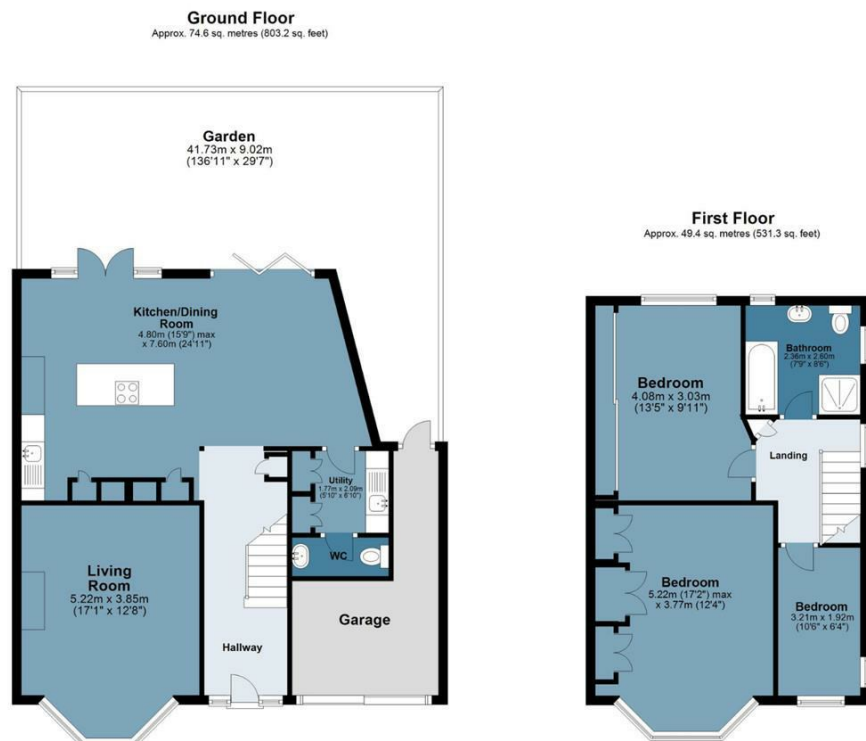




## Epping New Road

Approx. Gross Internal Area 124 sq. metres (1334.5 sq. feet)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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