



Hawthorn Road, Buckhurst Hill, IG9

BUTLER & STAG



**Guide Price £725,000 - £750,000**

**An attractive four-bedroom chalet bungalow situated within easy reach of the Central Line, 0.3 miles to Roding Valley & 0.7 miles to Woodford, benefitting from a private garage and generous off-street parking and two bathrooms.**



## Freehold

- Immaculately Presented Chalet Bungalow
- Two Bathrooms
- 0.7 miles from Woodford station & 0.3 Miles to Roding Valley
- Four Double Bedrooms (Two on Ground Floor)
- Off Street Parking
- Side Access Leading to Single Garage

Located on a sought-after road in Buckhurst Hill, on the edge of Woodford Green, this well-presented chalet bungalow offers spacious and versatile accommodation across two floors, plus a detached garage.

The entrance is positioned to the side of the property, leading into a central hallway that connects all ground-floor rooms. At the front, the principal bedroom features a bay window and built-in wardrobes, while the fourth bedroom—currently used as a study—adds flexibility for home working or guest use.

To the rear, the main reception room opens onto a generous patio and garden, creating a seamless indoor-outdoor flow. The fully fitted kitchen includes granite worktops and a breakfast bar, ideal for casual dining and entertaining.

Upstairs, two further bedrooms are complemented by a family bathroom with a walk-in shower. Ample eaves storage is available, with convenient access from the bathroom cupboard housing the boiler.

Outside, the east-facing rear garden is bordered by mature trees and shrubs, offering privacy and tranquillity. A single garage sits adjacent to the garden, and off-street parking is available at the front.

Living in Woodford Green and Buckhurst Hill offers families the perfect balance of community, convenience, and connectivity. The area is renowned for its excellent choice of schools, both state and independent, making it a popular location for those prioritising education.

With leafy parks, playgrounds, and Epping Forest close by, children have plenty of space to explore and enjoy the outdoors. Transport links are superb, with Central





# Hawthorn Road

Approx. Gross Internal Area 174.6 Sq M ( 1879.3 Sq Ft )



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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# BUTLER & STAG

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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.