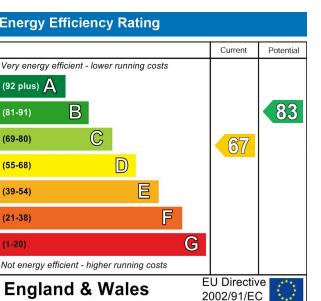
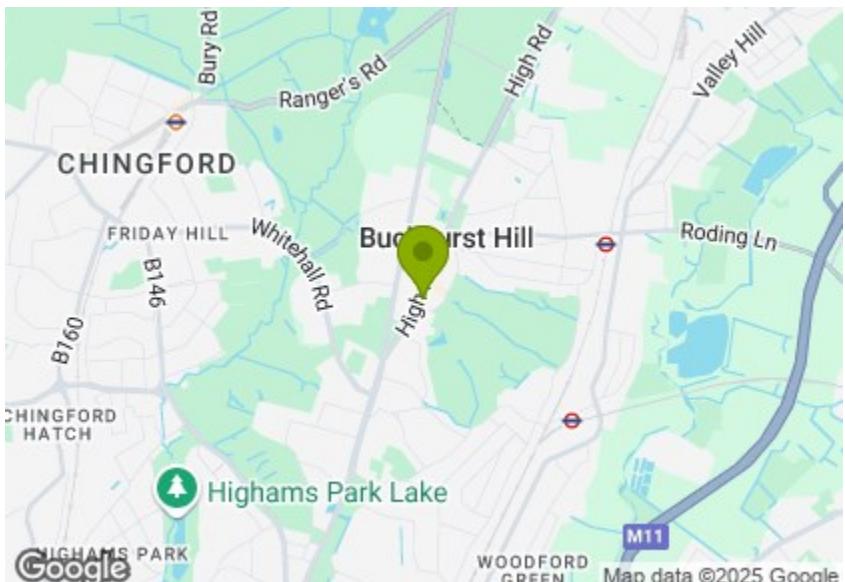




Total Area: 152.4 m<sup>2</sup> ... 1640 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



**HIGH ROAD, BUCKHURST HILL**  
Offers In Excess Of £1,100,000 Freehold  
3 Bed House - Semi-Detached



#### Features:

- Edwardian Semi Detached House
- Three Double Bedrooms
- Primary Suite With Dressing Room
- Extended Open Plan Living/ Entertaining Space
- Utility Room
- Driveway For Multiple Cars
- Close to Amenities
- Within the St John Primary School Catchment
- Large Loft Space With Potential to Convert (STP)
- Council Tax Band F

An impressive three double-bedroom Edwardian home situated in an enviable location in Buckhurst Hill, a short walk from the ancient woodlands of Epping Forest.

Coming in at an impressive 1640 square foot, it's packed with fantastic features, such as original fireplaces, parquet flooring, sash windows and exposed brickwork, while at the front there's a driveway suitable for multiple cars.

Despite the peaceful location, you're within easy reach of the amenities and transport links of Buckhurst Hill, and drivers have easy access to the M11, North Circular and M25.

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#### IF YOU LIVED HERE...

Beyond your arched porch and spacious hallway, the front reception room is full of vintage-style charm, with light spilling in from the bay windows and rear door. You'll love the feature fireplace, Edwardian beading and hardwood floors, while the neutral decor will act as the perfect backdrop for any of your own touches.

The balance between old and new continues in the kitchen and adjoining additional reception, where an island sits centerstage, making the room the perfect hub for entertaining. The exposed wall and timber flooring contrast beautifully with the modern appliances. There's no shortage of light thanks to the floor to ceiling patio doors and skylights, and you'll love the convenience of having a storage room, utility room and downstairs WC, too.

Upstairs, the three thoughtfully decorated bedrooms come with ample storage – and one even has its own dressing room and ensuite, while the bathroom is spacious, contemporary and spotless.

Outside, you have a fabulous rear garden, with a sun-trap patio and large shed. Beyond, Buckhurst Hill's Queen's Road has a great array of independent eateries, pubs and stores, which you'll love exploring as you get to know this friendly community.

#### WHAT ELSE?

- This property is in the catchment area for outstanding primary St Johns.
- Buckhurst Hill station is a 22 minute walk away and will get you directly into the City (23 minutes to Liverpool Street) and West End (32 minutes to Tottenham Court Road) via the Central line.
- If you're looking for a bit of sporting action, Buckhurst Hill Bowling and Lawn Tennis club is a short stroll, and Chingford Golf Course and Chingford Cricket Club are near too.
- Parents will be pleased to know you have plenty of primary/secondary schools rated 'Good' or 'Outstanding' by Ofsted in the area.



#### A WORD FROM THE EXPERT....

"Originally springing up around the Eastern Counties Railway in the mid nineteenth century, Buckhurst Hill is these days well served by the central line, whisking you straight to Liverpool Street in just twenty three minutes.

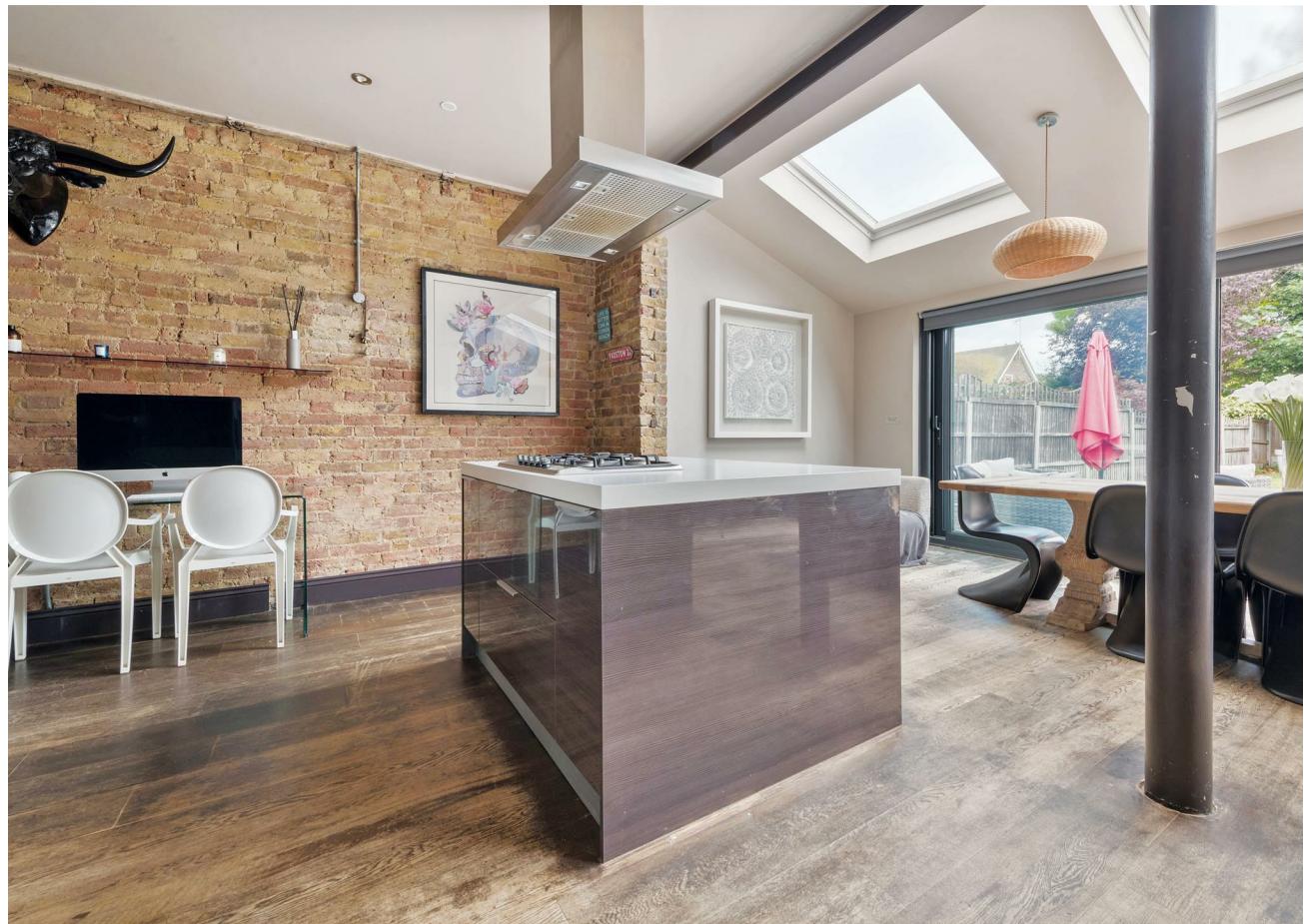
Still largely residential, Buckhurst Hill is one of the latest range of town and country sweet spots, offering an increasingly popular mix of easy city access, generous square footage and endlessly exploratory local greenery.

Housing stock is mostly original Victorian, Edwardian and 1930s properties. Decades of owner development mean you have everything from converted apartments to comprehensively expanded townhouses to choose from, with personality and character in plentiful supply both inside and out."

BEN CHARLETON  
ASSISTANT MANAGER

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**Reception Room**  
15'10" x 13'1"

**Storage**

**WC**

**Utility**  
6'0" x 10'4"

**Storage**  
5'0" x 5'2"

**Kitchen**  
23'9" x 15'1"

**Reception Room**  
22'4" x 8'8"



**Bedroom**  
10'3" x 10'9"

**Bedroom**  
12'5" x 13'1"

**Bathroom**  
8'0" x 8'0"

**Ensuite**

**Dressing Room**

**Bedroom**  
11'5" x 14'11"



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