



## 18 Broadfield Way, Buckhurst Hill

£1,500,000 - £1,600,000 Freehold

GUIDE PRICE £1,500,000 - £1,600,000 • Stunning Detached Home • Two Receptions • Four Bedrooms • Study & Conservatory • Three Bathrooms • Quiet Location • Close to Knighton Woods & Transport Links • Walking Distance to Central Line

  
**CAPLEN**  
e s t a t e s





**GUIDE PRICE £1,500,000 – £1,600,000**

Caplen Estates welcomes to the market this substantial home located in a quiet area of Buckhurst Hill, Essex. The property has been occupied by the current vendors for more than 30 years, offering prospective buyers a wonderful opportunity to live and potential further expand this beautiful property. Located within a short walk to Roding Valley & Buckhurst Hill Central Line Station, close to Queens Rd, with many shops, restaurants and boutiques.

This detached home has an impressive carriage driveway with space for multi cars. The property is set over 2184sqft with multiple reception rooms, an integral garage and stunning conservatory overlooking the beautiful landscape gardens. The kitchen/diner offers a range of units and granite worktops, a range cooker, integrated dishwasher, fridge/freezer and microwave. There is also a utility room and WC.

The first floor boasts four double bedrooms, two with ensuite bathrooms plus a family bathroom. Three bedrooms offer fitted wardrobes, are bright and airy. There is scope to expand further to the rear and into the loft STPC. The rear garden has side access a patio area, mature shrubs and access to Knighton Woods.

To arrange a viewing, please call our office on 0203 937 7733.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



#### Living Room

14' 5" x 20' 8" (4.40m x 6.31m)

#### Kitchen/Dining Room

10' 11" x 17' 7" (3.32m x 5.36m)

#### Dining Room

13' 7" x 12' 6" (4.13m x 3.81m)

#### Conservatory

9' 6" x 19' 7" (2.89m x 5.96m)

#### Study

9' 2" x 8' 2" (2.80m x 2.50m)

#### Utility Room

5' 8" x 7' 6" (1.73m x 2.28m)

#### Bedroom 1

11' 6" x 15' 5" (3.51m x 4.70m)

#### En-suite Bathroom

13' 0" x 8' 0" (3.95m x 2.43m)

#### Bedroom 2

15' 2" x 7' 4" (4.63m x 2.23m)

#### En-suite Shower Room

5' 3" x 7' 3" (1.60m x 2.21m)

#### Bedroom 3

13' 8" x 12' 7" (4.17m x 3.83m)

#### Bedroom 4





#### **GARDEN**

Large rear garden, which is laid to lawn with bi-folding doors leading to an outdoor seating area and mature planting.

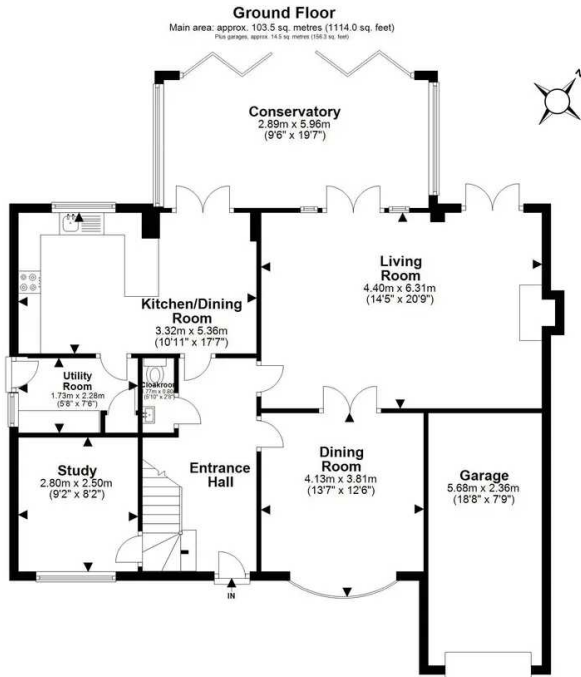
#### **GARAGE**

Single Garage

#### **ON DRIVE**

4 Parking Spaces

Large driveway to front of property with space for approx 4 cars.

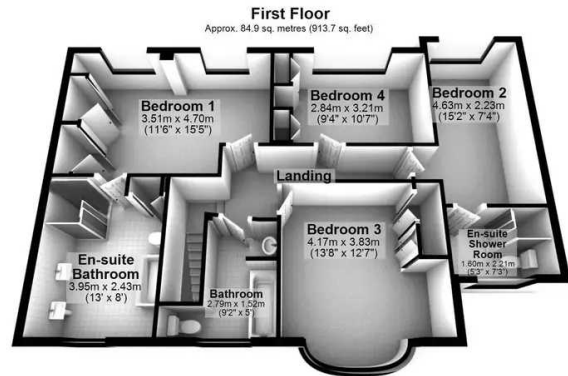
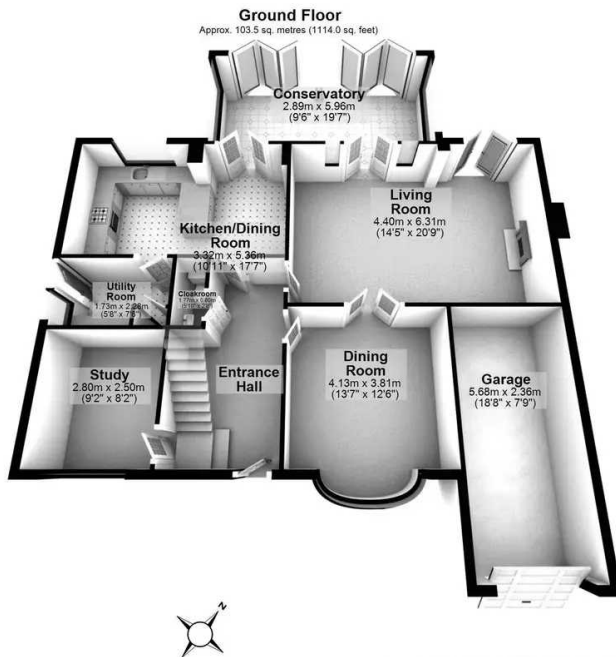


- Floor Plan Key**
- Restricted height  
Measured from 1.5m height
  - Room indication of where  
measurements are taken from
  - Property main entry
  - Chimney breast & Fireplace
  - Sky light/elevated window

Main area: Approx. 188.4 sq. metres (2027.7 sq. feet)  
Plus garages, approx. 14.5 sq. metres (156.3 sq. feet)

Total area including garage : approx. 202.9 sq metres (2184.4 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



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You can include any text here. The text can be modified upon generating your brochure.