



Epping New Road, Buckhurst Hill

Guide Price £1,250,000 – £1,275,000 Freehold

Fantastic School Catchment – St Johns Primary, Loyola, Daiglen & Braeside • Stunning Period Home • Two Reception Rooms • Stunning Kitchen Extension to Rear • Six Bedrooms • Two Bathrooms • Large Garden & Office • Fantastic Location – Walking Distance to Queens Rd





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Caplen Estates are delighted to offer this stunning Victorian home located in the heart of Buckhurst Hill, Essex. This spacious property is set within a large plot and close to many fantastic schools including Bancrofts, St John's Primary & Trinity Catholic High School. Within a few minutes you are in the centre of Queens Road with many shops, boutiques, restaurants, and Buckhurst Hill Central Line Station.

The house itself is arranged over three floors set, plus a basement and garden office. The ground floor boasts two reception rooms with many charming original features and high ceilings. The kitchen/diner is to the rear with a wonderful bespoke fitted kitchen, with walnut units and Corian worktops. The kitchen includes a hidden pantry, integrated dishwasher and range cooker. There is a wonderful family seating area with a log burner, bifold doors with stunning views into the rear garden. There is also a cloakroom and access to a large cellar currently used for storage.

The first floor has a large master suite with fitted wardrobes and en-suite bathroom. There are two further double bedrooms, one of which is currently used as a laundry room, plus a further toilet/washroom. The second floor offers three double bedrooms and a newly fitted family bathroom.

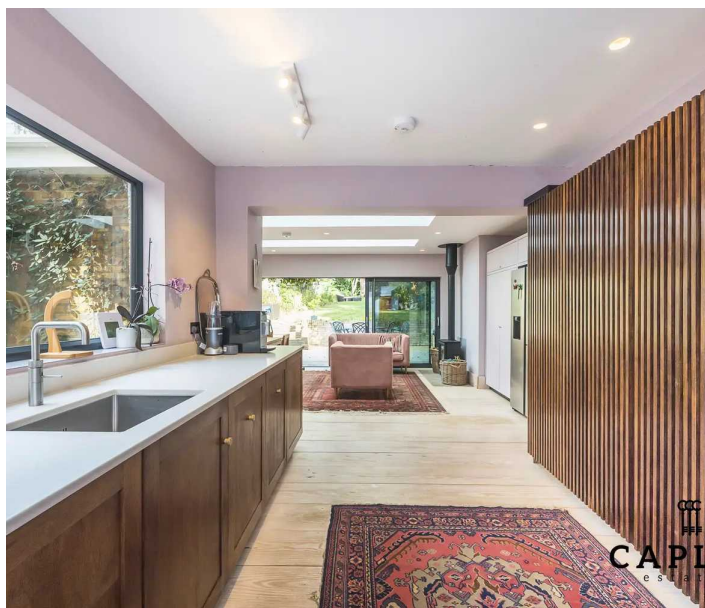
The rear garden is a good size complete with a large garden office, stunning trees, mature shrubs, lawn and decked area. The property is set back from the road and offers multiple parking spaces on the driveway. Set only a short distance to Epping Forest Country Park, great transport links makes this an attractive purchase for any future vendor. Call our sales team on 0203 937 7733 to arrange a viewing.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Kitchen

Dimensions: 13' 11" x 9' 10" (4.24m x 2.99m).

Reception 1

Dimensions: 16' 9" x 15' 11" (5.10m x 4.85m).

Reception 2

Dimensions: 17' 0" x 12' 10" (5.18m x 3.91m).

Dining area

Dimensions: 18' 4" x 14' 7" (5.58m x 4.44m).

Bedroom 1

Dimensions: 18' 9" x 16' 1" (5.71m x 4.90m).

Bedroom 2

Dimensions: 18' 4" x 16' 0" (5.58m x 4.87m).

En-suite

Dimensions: 9' 2" x 8' 1" (2.79m x 2.46m).

Bedroom 3

Dimensions: 17' 0" x 13' 0" (5.18m x 3.96m).

Bedroom 4

Dimensions: 17' 1" x 12' 0" (5.20m x 3.65m).

Bedroom 5

Dimensions: 14' 1" x 10' 6" (4.29m x 3.20m).

Bedroom 6/Laundry Room

Dimensions: 14' 1" x 10' 4" (4.29m x 3.15m).

Family Bathroom

Dimensions: 7' 1" x 5' 11" (2.16m x 1.80m).

Basement

Dimensions: 19' 1" x 14' 5" (5.81m x 4.39m).





GARDEN

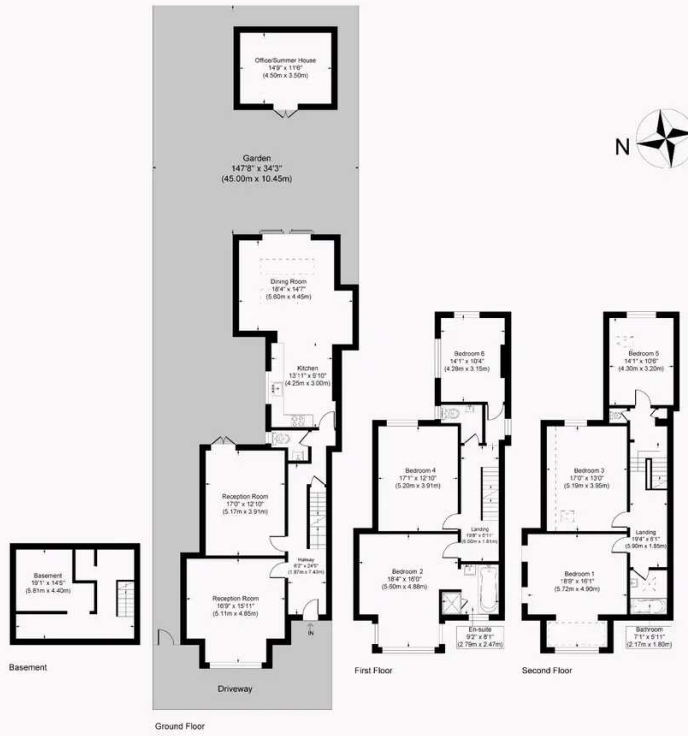
147' 6" x 34' 3" (44.97m x 10.43m)

ON DRIVE

5 Parking Spaces


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Epping New Road

Approximate Gross Internal Area
 Basement = 25.5 sq m / 275 sq ft
 Ground Floor = 117.1 sq m / 1261 sq ft
 First Floor = 80.5 sq m / 867 sq ft
 Second Floor = 80.0 sq m / 861 sq ft
 Total = 303.3 sq m / 3264 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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