



## Chestnut Close, Buckhurst Hill

Guide Price £795,000 Freehold

Short walk from Buckhurst Hill Central Line Station • Off Street Parking • Four Bedrooms • Spacious Garden Office  
• Modern Décor throughout • South West Facing Garden • Downstairs WC • Bright, Spacious & Airy Living Space

  
**CAPLEN**  
estates







Caplen Estates are pleased to offer this immaculate family home situated on a sought-after road in the heart of Buckhurst Hill, Essex. The property is a short walk from Buckhurst Hill Central Line Station and Queens Road with many local shops, clothing boutiques, and restaurants.

The ground floor offers a large reception room with double doors opening into an open plan kitchen and dining room leading into the garden to the rear. There is a downstairs WC situated just off the separate utility room with additional access onto the garden.

Upstairs, there are three double bedrooms and a single bedroom, all currently beautifully presented as bedrooms and a walk in wardrobe. There is also a family bathroom located on the first floor.

There is opportunity for the property to be extended to the loft, subject to planning. The rear garden is Southwest facing and is part paved, part lawn with a garden room to the rear currently being used as an office. There is a driveway to the front with offroad parking for two cars. Please call our sales team to arrange a viewing 0203 937 7733.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



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**Living Room**

25' 0" x 11' 2" (7.61m x 3.40m)

**Kitchen/Dining Room**

18' 2" x 16' 6" (5.53m x 5.03m)

**Utility**

17' 0" x 6' 2" (5.18m x 1.88m)

**Bedroom One**

13' 6" x 10' 1" (4.12m x 3.08m)

**Bedroom Two**

11' 0" x 12' 10" (3.35m x 3.92m)

**Bedroom Three**

11' 0" x 10' 0" (3.35m x 3.06m)

**Bedroom Four**

11' 5" x 6' 4" (3.48m x 1.93m)

**Bathroom**

6' 0" x 6' 4" (1.83m x 1.94m)

**Garden Office**

9' 10" x 14' 9" (3.00m x 4.50m)



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**GARDEN**

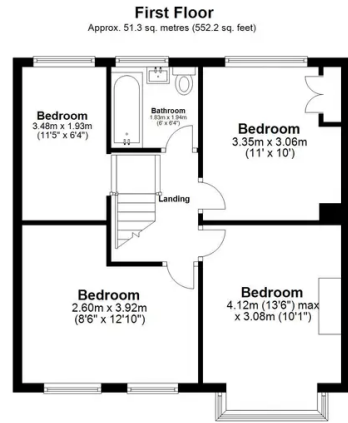
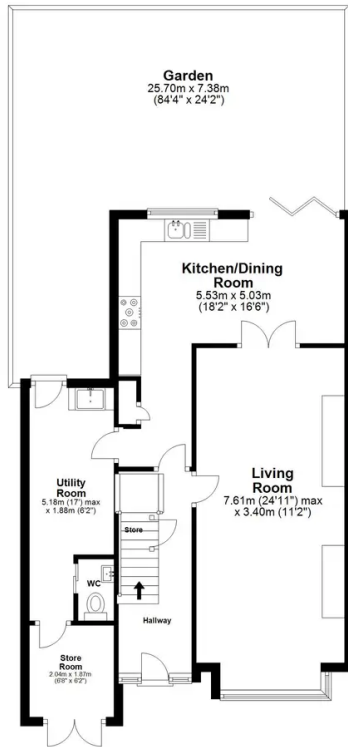
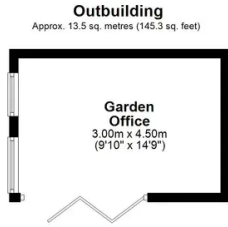
84' 4" x 24' 3" (25.7m x 7.38m)

**ON DRIVE**

2 Parking Spaces



**Ground Floor**  
Approx. 66.5 sq. metres (715.9 sq. feet)



Total area: approx. 131.3 sq. metres (1413.4 sq. feet)

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Plan produced using PlanUp.

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