



## Stradbroke Grove, Buckhurst Hill, IG9 5PE

Offers In Excess Of £1,600,000

- OFFERED CHAIN FREE
- MULTIPLE RECEPTION ROOMS
- OPEN PLAN LIVING AREA ON THE GROUND FLOOR
- SHORT WALK TO BUCKHURST HILL CENTRAL LINE STATION
- FIVE / SIX BEDROOM HOUSE
- SET OVER THREE FLOORS
- FOUR BATHROOMS
- LARGE REAR GARDEN & OFF STREET PARKING

# Stradbroke Grove, Buckhurst Hill, IG9 5PE

Nestled in the charming road of Stradbroke Grove, this impressive detached house offers a perfect blend of space and comfort, ideal for family living. With its spacious interiors and prime location in Buckhurst Hill, Essex, it is a stones throw from the central line station, making it a must-see for those seeking a family home with character and space.

With five generously sized bedrooms, this property has flexible space. The main bedroom offers a large dressing room and ensuite. There is also the option of further sixth bedroom on the ground floor, with shower room, currently used as a gym. In total four well-appointed bathrooms set over three floors.

The house boasts two inviting reception rooms, and a fully fitted kitchen, with range cooker, American fridge/freezer, wine cooler, integrated dishwasher and microwave, a perfect space for entertaining guests. The ground floor also offers utility room, WC and garage. The reception & kitchen lead onto a large rear garden, with patio, lawn and mature shrubs. The garden comes complete with a robot lawn mower.

To the front there is a driveway with room for multiple cars, call today to book a viewing.



Council Tax Band: G



**Sitting Room**  
4.90m x 4.11m (16'1 x 13'6)

**Family/Dining Room**  
7.01m x 3.86m (23' x 12'8)

**Kitchen**  
7.01m x 2.64m (23' x 8'8)

**Utility Room**  
2.26m x 2.11m (7'5 x 6'11)

**Family Room/Gym**  
5.03m x 2.03m (16'6 x 6'8)

**Bedroom 1**  
5.36m x 4.06m (17'7 x 13'4)

**Shower Room**  
2.51m x 2.69m (8'3 x 8'10)

**Dressing Room**  
2.54m x 2.44m (8'4 x 8')

**Bedroom 2**  
3.23m x 3.84m (10'7 x 12'7)

**Bedroom 3**  
3.23m x 2.69m (10'7 x 8'10)

**Bathroom**  
2.16m x 1.70m (7'1 x 5'7)

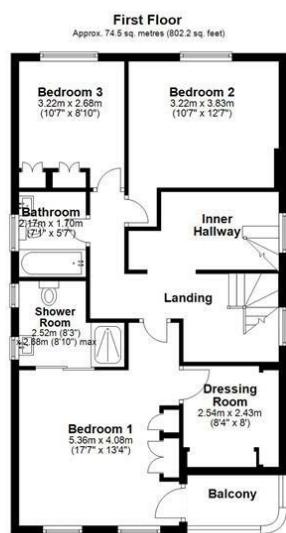
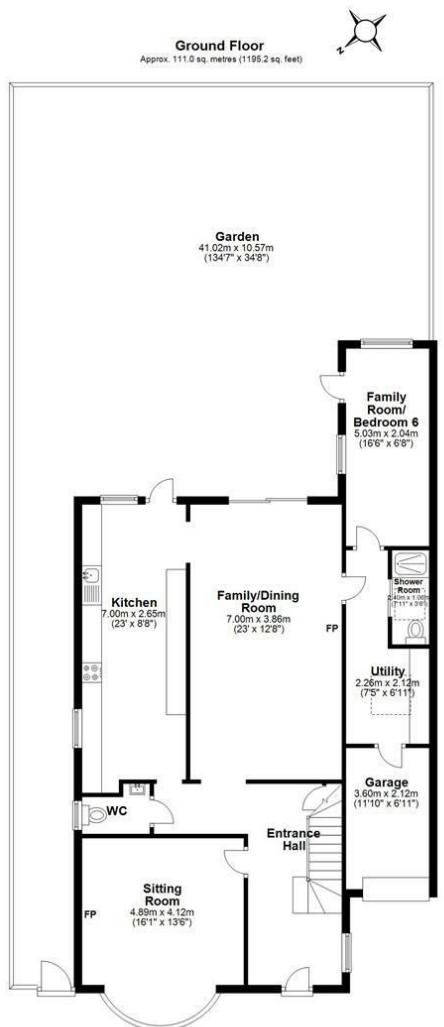
**Bedroom 4**  
4.04m x 4.90m (13'3 x 16'1)

**Bedroom 5**  
3.10m x 4.90m (10'2 x 16'1)

**Shower Room**  
4.80m x 4.90m (15'9 x 16'1)

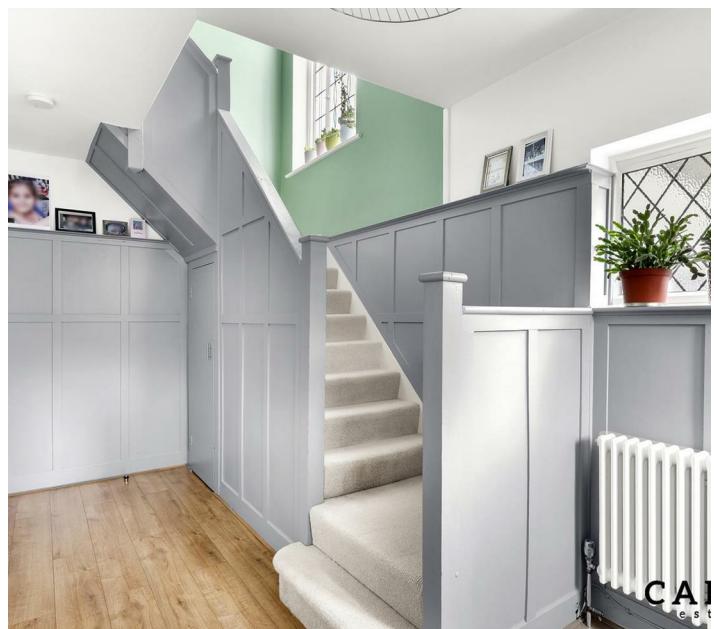
**Garden**  
41.02m x 10.57m (134'7 x 34'8)

**Garage**  
3.61m x 2.11m (11'10 x 6'11)

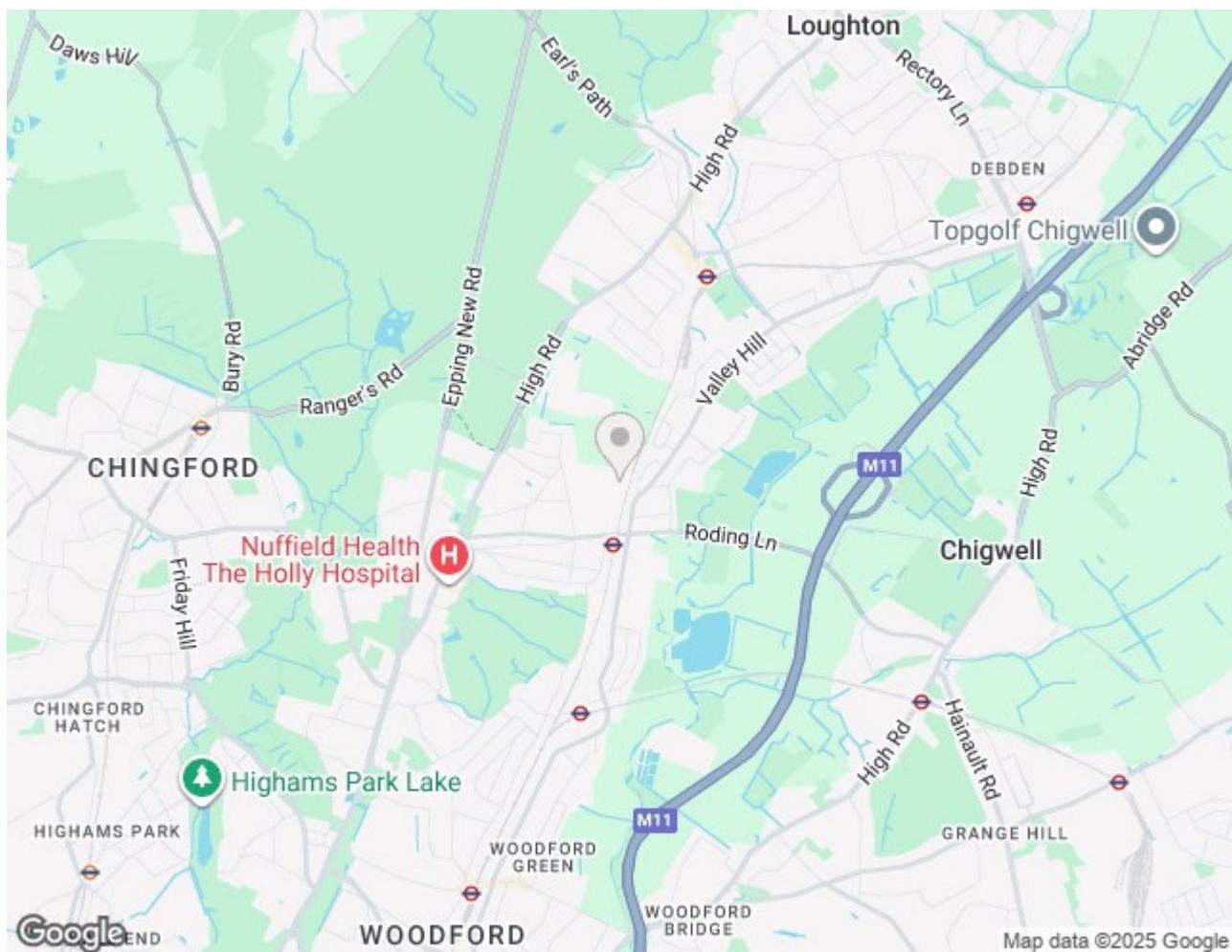


**CAPLEN**  
estates

Total area: approx. 222.5 sq. metres (2395.5 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating:

C

Council Tax Band

G

## Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.