



## Chestnut Avenue, Buckhurst Hill, IG9 6EP

Guide Price £800,000

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- Four bedroom extended end terraced house
- Bespoke fitted kitchen with separate utility room
- Landscaped rear garden with large patio, mature shrubs & lawn
- Offered Chain Free
- Stylish open plan kitchen/dining/family room
- Three bathrooms ideal for all the family
- Close to local amenities, central line station & School catchments

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Caplen Estates are thrilled to offer this Chain Free, four-bedroom end-of-terrace home on the charming Chestnut Avenue in Buckhurst Hill. This delightful 1930s house offers classic character and modern comfort, this spacious 1,417 sq ft property is the perfect setting for family life.

Step inside and you're welcomed by a bright, generous hallway that leads to a well-designed living room with a feature fireplace and classic bay windows. A versatile playroom/snug sits just off the hall, ideal for work or play.

The rear extension is where this home truly shines. Designed as the social hub of the house, the open-plan kitchen, dining, and family area is perfect for everything from entertaining guests to relaxed evenings in. The bespoke kitchen features granite worktops, a built in double oven, breakfast bar, and excellent storage, with direct access to a utility room and a handy ground-floor shower room.

Upstairs, four well-sized bedrooms offer flexibility for families, guests, or home working. Two additional bathrooms ensure busy mornings run smoothly, offering both practicality and privacy.

The rear garden is a lovely outdoor retreat, complete with a large patio for alfresco dining, a lawn for children to enjoy, and mature shrubs adding colour and privacy. Off street parking for two cars is a real bonus in this sought after location.

Chestnut Avenue offers the best of both worlds: a peaceful residential feel with easy access to excellent schools, local shops, green spaces, and transport links.

With its character, space, and superb layout, this home is an exciting opportunity for anyone looking to settle into the vibrant Buckhurst Hill community. A must see property.



Council Tax Band: E



Living Room

4.17m x 3.73m (13'8" x 12'3" )

Family Area

4.55m x 3.35m (14'11" x 11" )

Kitchen/Dining Area

7.39m x 3.12m (24'3" x 10'3" )

Utility

2.90m x 1.30m (9'6" x 4'3" )

Shower Room

3.05m x 1.57m (10' x 5'2" )

Playroom

3.94m x 1.96m (12'11" x 6'5" )

Bedroom 1

4.24m x 3.45m (13'11" x 11'4" )

Bedroom 2

3.45m x 3.40m (11'4" x 11'2" )

Bedroom 3

4.06m x 1.93m (13'4" x 6'4" )

Shower Room

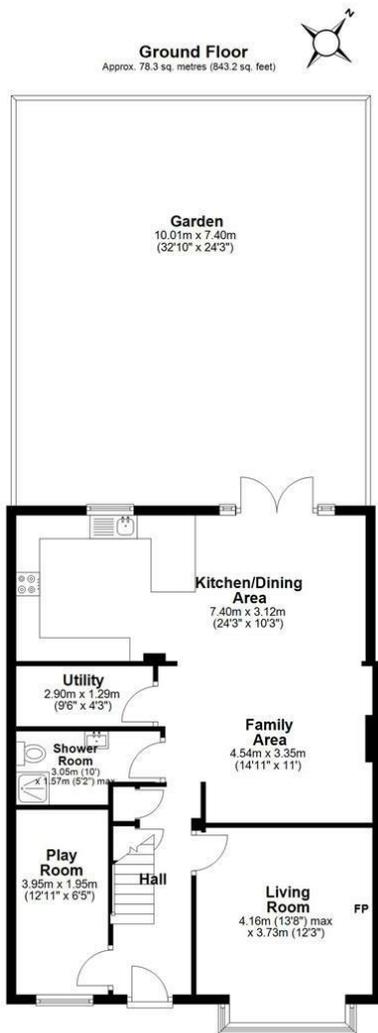
2.59m x 1.65m (8'6" x 5'5" )

Bathroom

2.41m x 1.75m (7'11" x 5'9" )

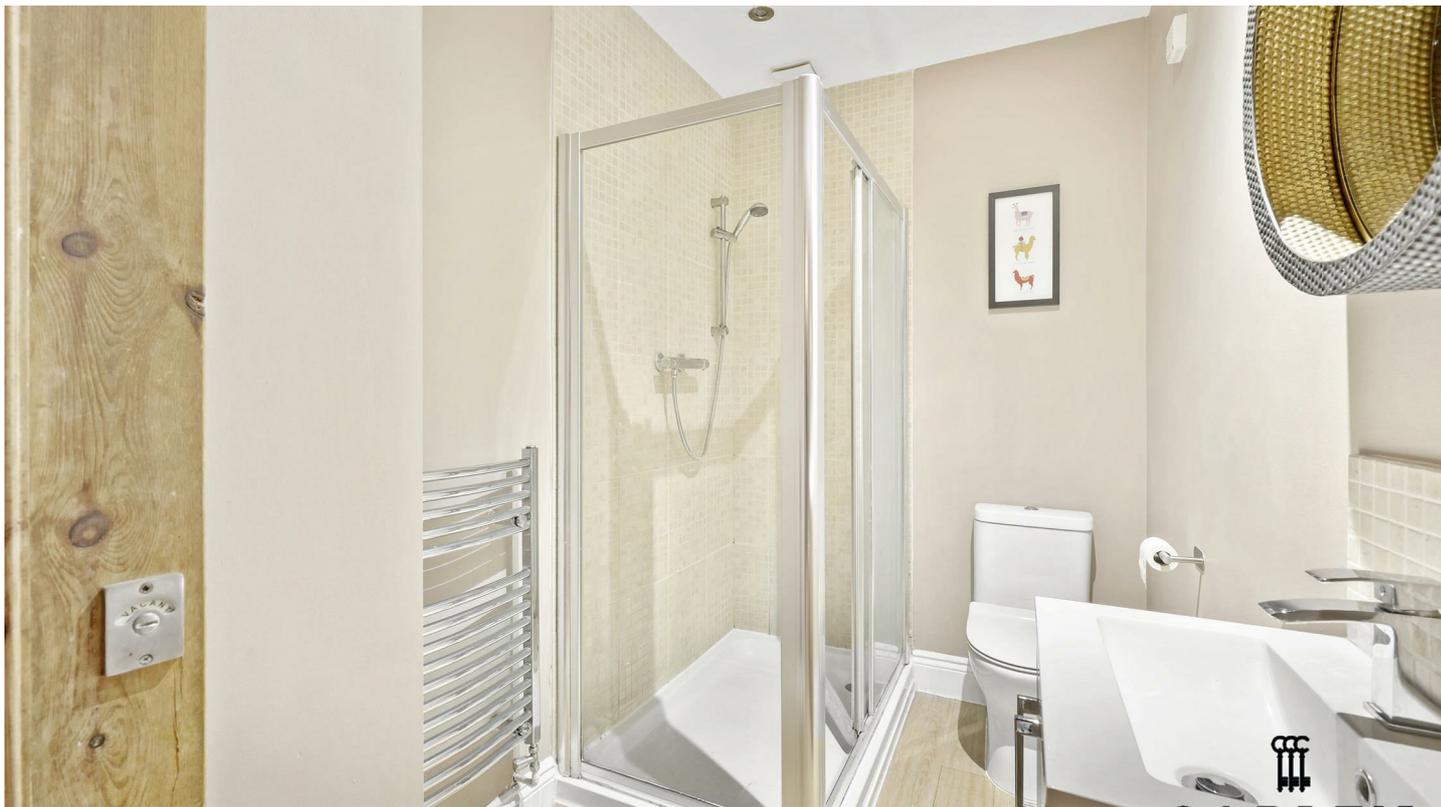
Bedroom 4

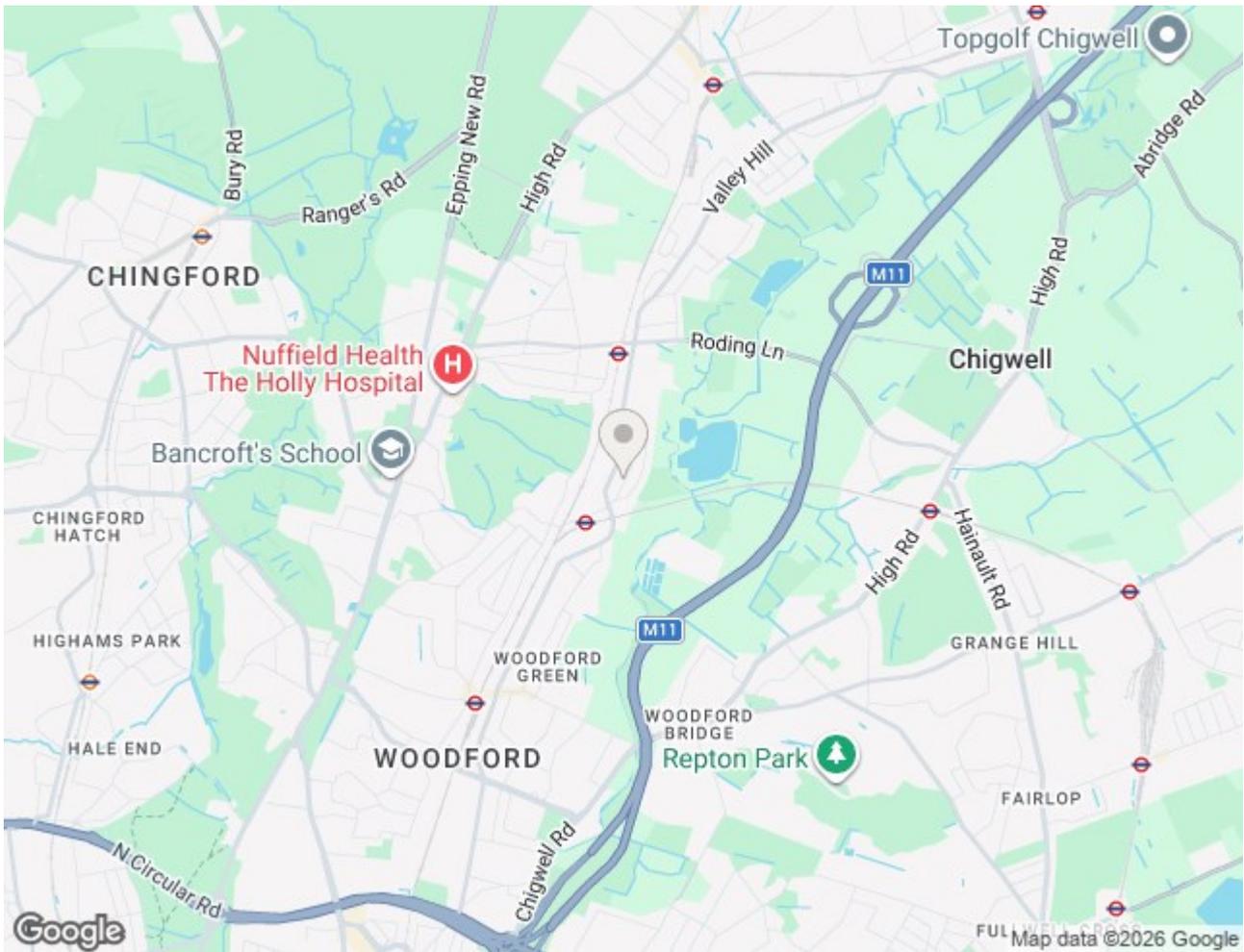
2.59m x 1.98m (8'6" x 6'6" )



Total area: approx. 131.7 sq. metres (1417.6 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>85</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating:

C

Council Tax Band

E

## Viewings

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