



## Hornbeam Road, Buckhurst Hill, IG9 6JT

£495,000

- Three Bedroom House Offered Chain Free
- Spacious Reception Room
- Modern Shower Room
- Landscaped Rear Garden
- Bespoke Fitted Kitchen
- Ground Floor W/C
- Off Street Parking

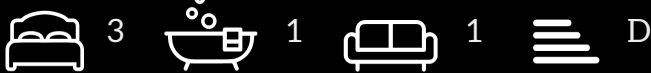
# Hornbeam Road, Buckhurst Hill, IG9 6JT

Nestled in the charming area of Buckhurst Hill, this delightful house on Hornbeam Road offers a perfect blend of comfort and convenience. Spanning an impressive 956 square feet, the property features a well-appointed reception room that serves as an inviting space for relaxation and entertaining guests.

The house boasts a fully equipped bespoke fitted kitchen with a dining space, spacious reception room, three spacious bedrooms, providing ample room for families or those seeking extra space for guests or a home office. The single bathroom is thoughtfully designed, ensuring functionality while maintaining a warm and welcoming atmosphere.

This property is ideally situated in a desirable neighbourhood, known for its friendly community and excellent local amenities. Residents can enjoy easy access to nearby parks, shops, and schools, making it an ideal choice for families and professionals alike.

With its appealing layout and prime location, this house on Hornbeam Road presents a wonderful opportunity for anyone looking to settle in Buckhurst Hill. Whether you are a first-time buyer or seeking a new family home, this property is sure to meet your needs and exceed your expectations.



Council Tax Band: D



**Kitchen/Dining Room**

5.38m x 2.95m (17'8" x 9'8")

**Living Room**

4.80m x 3.61m (15'9" x 11'10")

**Bedroom 1**

4.57m x 2.82m (15' x 9'3" )

**Bedroom 2**

4.32m x 2.82m (14'2" x 9'3")

**Bedroom 3**

3.18m x 2.11m (10'5" x 6'11")

**Shower Room**

2.08m x 1.88m (6'10" x 6'2")

**Garden**

11.99m x 4.80m (39'4" x 15'9")

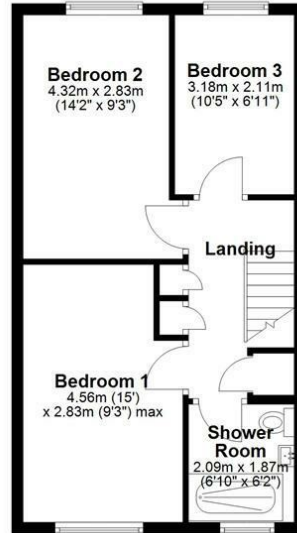
### Ground Floor

Main area: approx. 45.8 sq. metres (493.4 sq. feet)  
Plus outbuildings, approx. 2.2 sq. metres (23.3 sq. feet)  
(excluding Garden)



### First Floor

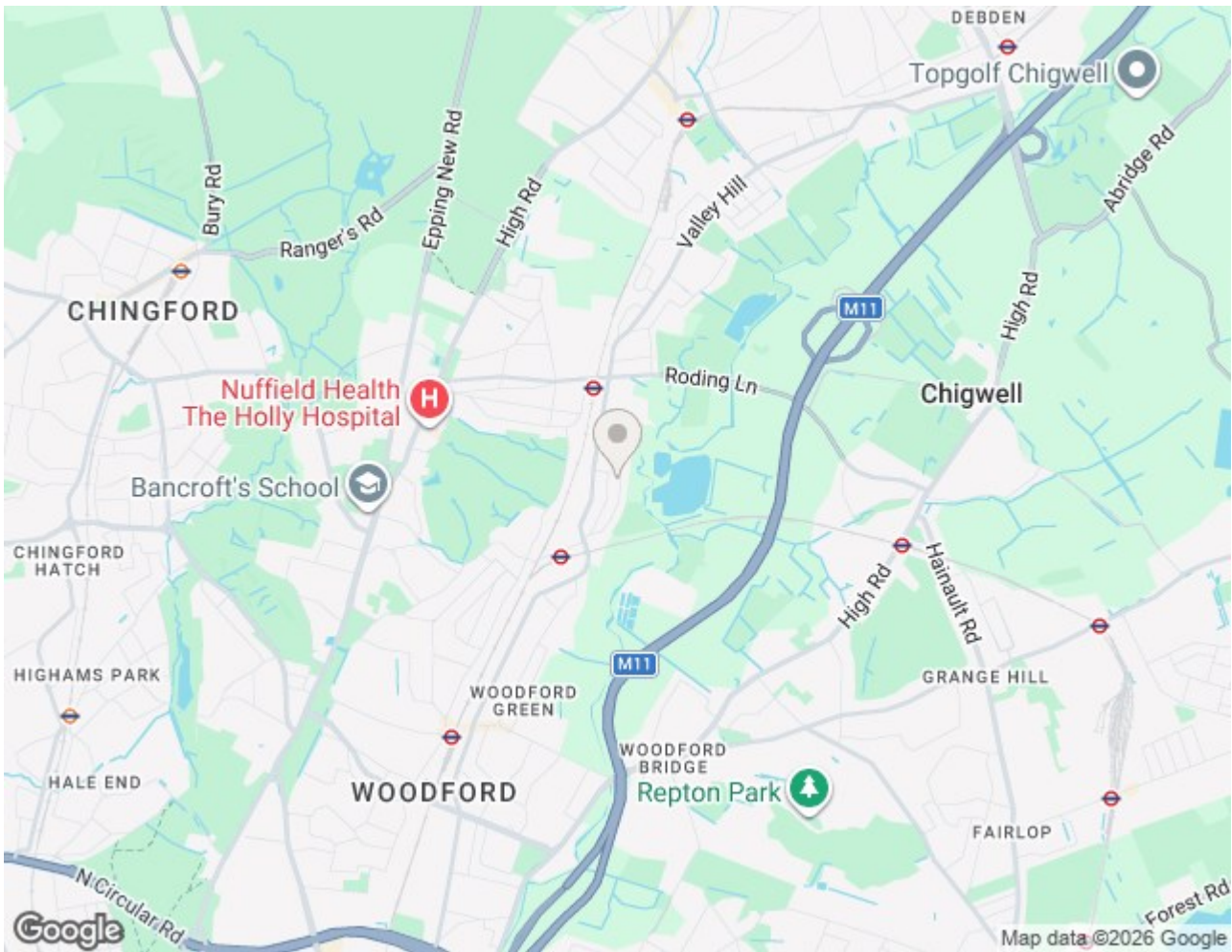
Approx. 43.0 sq. metres (462.5 sq. feet)



Main area: Approx. 88.8 sq. metres (955.9 sq. feet)  
Plus outbuildings, approx. 2.2 sq. metres (23.3 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>		
(55-68) <b>D</b>	<b>67</b>	<b>79</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:

D

Council Tax Band

D

## Viewings

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