



## Stradbroke Grove, Buckhurst Hill, IG9 5PD

£1,095,000

- Four Bedroom Semi Detached House In Buckhurst Hill
- Spacious Open Plan Kitchen/Dining Room
- Snug/Fourth Ground Floor Bedroom
- 130ft Rear Garden With Mature Shrubs, Lawn & Patio
- Option To Extend Subject To Planning
- Newly Installed Boiler and Roof in 2024
- Off Street Parking For Four Cars & Garage
- Close To Buckhurst Hill Central Line Station, Queens Road Shops, Restaurants & Cafes

# Stradbroke Grove, Buckhurst Hill, IG9 5PD

Caplen Estates welcomes to the market this delightful four bedroom semi-detached house situated within the charming area of Stradbroke Grove, Buckhurst Hill, offering a perfect blend of comfort and style.

Entering the property you are met by a large entrance hall with parquet flooring giving access to a spacious open plan kitchen/dining room. The bespoke fitted kitchen boasts ample storage, granite worktops, integrated appliances and central island with breakfast bar.

The main living room is saturated in natural light, with large bay windows and a feature fireplace. The snug is useful for multi purposes but also utilised as a fourth bedroom for comfort.

With four well-proportioned bedrooms, this home provides ample space for a growing family or those seeking extra room for guests or a home office. The main bedroom also benefiting from a stylish ensuite shower room and further fully tiled family bathroom to ensure convenience for all, making morning routines a breeze.

Constructed between 1930 and 1939, not only does the house retain a sense of character, offering modern living, it also provides peace of mind, with a new roof and new boiler, both installed in 2024. The semi-detached design allows for a sense of privacy, complemented by the generous sized garden approx. 130ft with large patio, mature shrubs and lawn. Parking space for up to four vehicles, a rare find in this desirable location.

Stradbroke Grove is known for its friendly community atmosphere and proximity to local amenities, school catchments, nature reserve, making it an ideal choice for families and professionals alike. This property presents a wonderful opportunity to create lasting memories in a home that combines space, comfort, and a prime location. Don't miss the chance to make this charming house your new home.



Council Tax Band: F





Entrance Hall

Kitchen/Diner

10.24 x 5.01 (33'7" x 16'5")

Living Room

5.20m x 3.84m (17'0" x 12'7")

Snug/Bedroom

4.10 x 2.60 (13'5" x 8'6")

Storage

Bedroom One

4.85 x 4.37 (15'10" x 14'4")

Bedroom Two

3.96 x 3.96 (12'11" x 12'11")

Bedroom Three

3.96 x 2.59 (12'11" x 8'5")

Garage

4.39 x 2.26 (14'4" x 7'4")

Garden

24.32 x 9.19 (79'9" x 30'1")

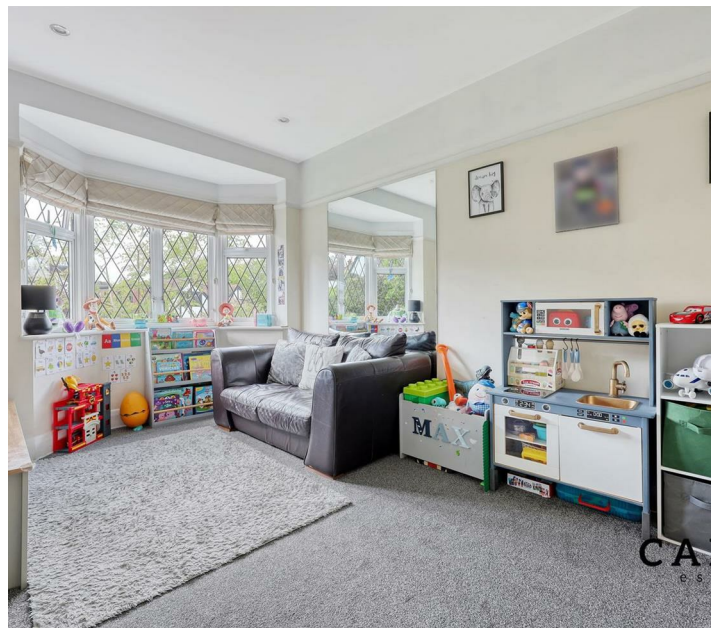


Total area: approx. 144.2 sq. metres (1552.1 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquires and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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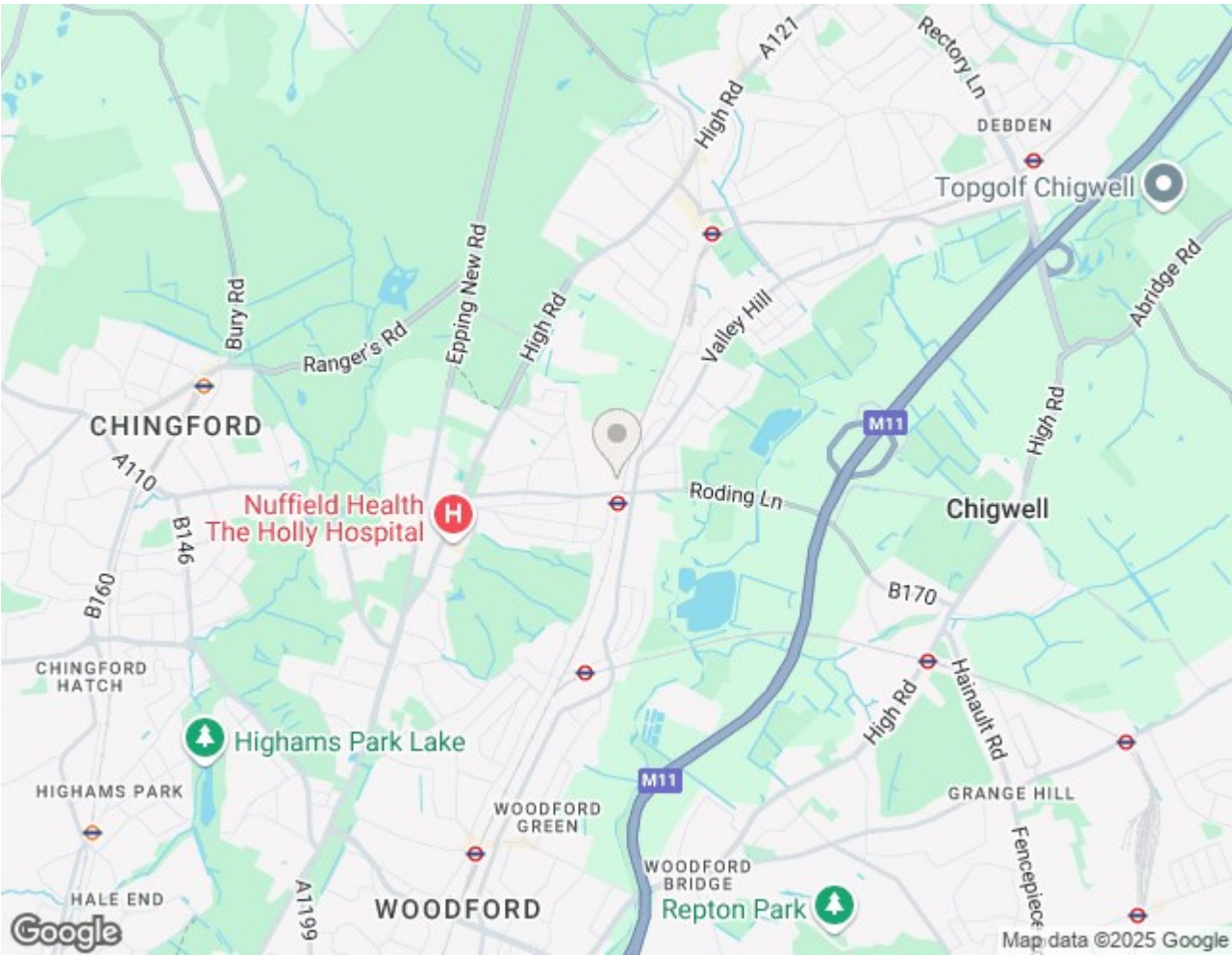
**Stradbroke Grove**











| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 84        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 61                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

EPC Rating:

D

Council Tax Band

F

Viewings

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