



Roding View, Buckhurst Hill, IG9 6AF

Guide Price £650,000

- Three Bedroom Detached House In Buckhurst Hill
- Master Bedroom With Fitted Wardrobes
- Nearby Roding Valley Nature Reserve
- Walking Distance to Buckhurst Hill Central Line Station
- Open Plan Kitchen/Diner with Garden Views
- Close To Central Line, Local Amenities & School Catchments
- Offered As A Chain Free Purchase
- Driveway Parking

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Caplen Estates welcomes this delightful three-bedroom detached house in Buckhurst Hill offers the perfect family home, Chain Free. With its open plan kitchen/diner featuring garden views, it provides a seamless flow between indoor and outdoor living spaces. The master bedroom includes fitted wardrobes, creating a stylish and practical storage solution. This property is available to view immediately, offering an excellent opportunity for potential buyers to secure their dream home.

The property also benefits from driveway parking, making it convenient for homeowners. Situated close to the Central Line, local amenities, and school catchments, it provides easy access to essential services and transport links. Nature lovers will appreciate the proximity to the nearby Roding Valley Nature Reserve, offering endless opportunities for outdoor activities.

The outside space of this property is a true highlight. The well thought rear garden includes a patio area, perfect for outdoor entertaining and hosting family gatherings. The front garden leads to a driveway, providing ample parking space. With its well-maintained gardens and generous outdoor areas, this property offers a fantastic opportunity to enjoy the benefits of outdoor living. This three-bedroom detached house is an excellent investment in a sought-after location. Call our sales team to arrange a viewing asap.



Council Tax Band: E



CAPLEN

Kitchen/Diner
23'4" x 9'11"

Lounge
14'5" x 10'11"

Bedroom 1
12'0" x 9'11"

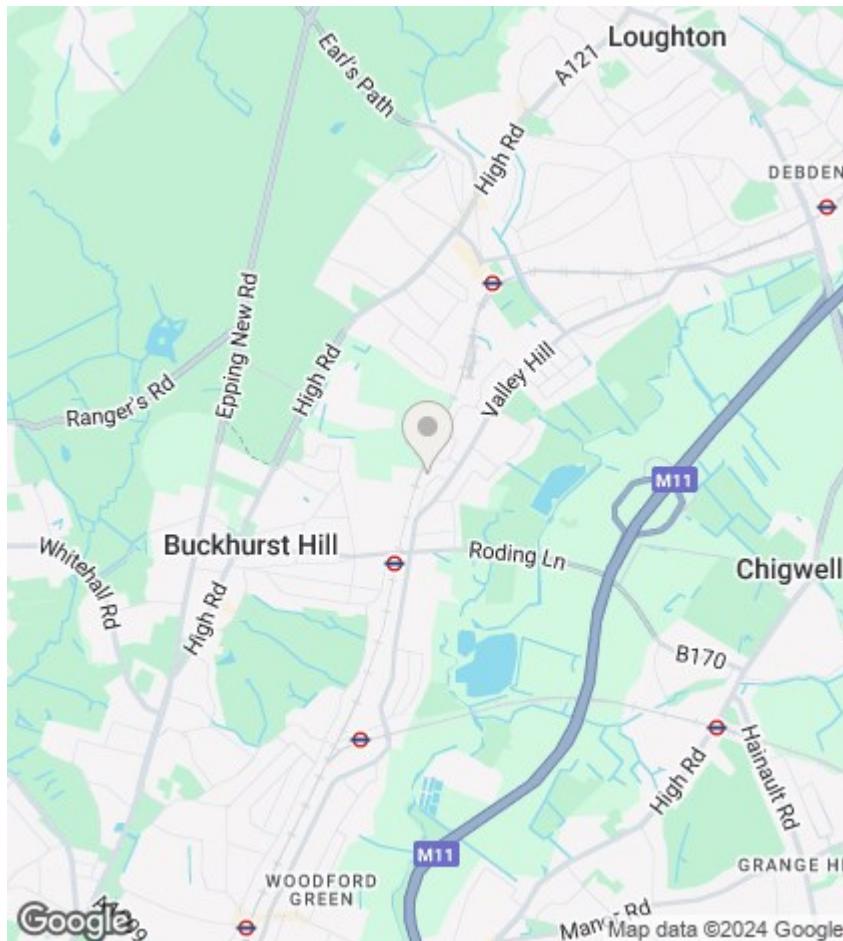
Bedroom 2
11'0" x 9'4"
into fitted wardrobes

Bedroom 3
9'4" x 6'3"

Bathroom
9'11" x 6'8"

Garden
30'0" x 22'5"

Courtyard
18'2" x 8'6"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	80
(81-91)	B	58
(69-80)	C	
(55-68)	D	
(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

E

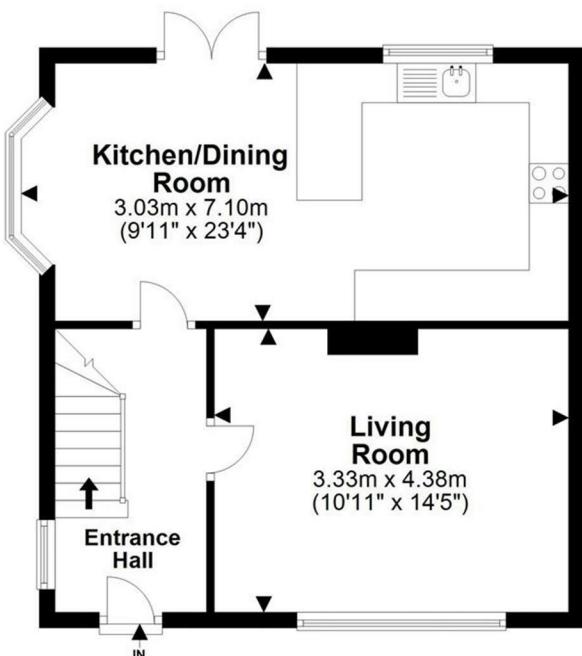
Viewings

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



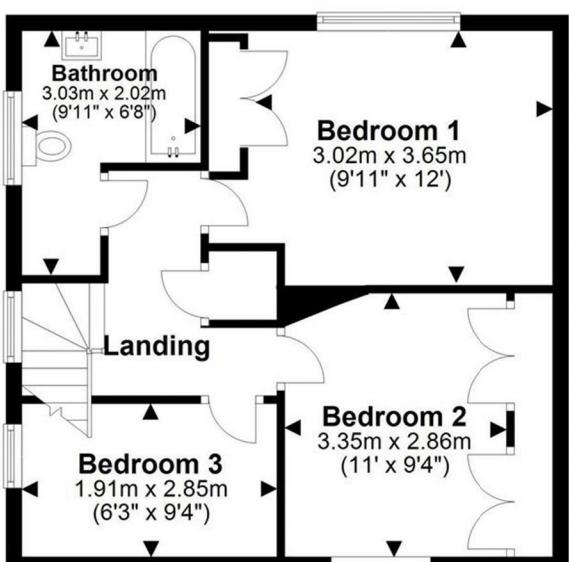
Ground Floor

Approx. 45.8 sq. metres (492.7 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.6 sq. feet)



Total area: approx. 90.9 sq. metres (978.3 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished