



Forest Edge, Buckhurst Hill, IG9 5AA

Guide Price £775,000

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- Three bedroom semi detached house
- In need of modernization
- Spacious through lounge/dining room
- Close to local amenities, Central line station & Knighton woods
- Offered chain free
- Kitchen/breakfast room
- Garage secure parking
- Option to extend subject to planning

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Nestled in the charming area of Forest Edge, Buckhurst Hill, this delightful three-bedroom house offers a perfect blend of comfort and convenience. Spanning an impressive 1,449 square feet, the property boasts a spacious layout that is ideal for families or those seeking extra room to breathe.

Offered as a "chain free" purchase, this home retains a classic charm while providing ample opportunities for modernisation to suit your personal taste. The spacious through lounge boasts a feature fireplace and double doors leading to the rear garden. The well-proportioned bedrooms offer a peaceful retreat, ensuring restful nights and rejuvenating mornings. The single bathroom is conveniently located, catering to the needs of the household with ease.

One of the standout features of this property is the garage parking at the rear, a rare find in this desirable area. This added convenience allows for easy access and peace of mind, particularly for families.

The location itself is a significant draw, with Forest Edge providing a tranquil environment while still being within reach of local amenities, schools, and transport links. This makes it an ideal choice for those who appreciate the balance of suburban living with the vibrancy of nearby urban life.

In summary, this three-bedroom house in Forest Edge, Buckhurst Hill, presents an excellent opportunity for anyone looking to establish a home in a sought-after location. With its generous space, parking facilities, and potential for personalisation, this property is well worth considering for your next move.



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Council Tax Band: E



Lounge Dining
8.96 x 3.80 (29'4" x 12'5")

Kitchen
6.62 x 2.53 (21'8" x 8'3")

Hallway

WC

Bedroom One
4.31 x 3.39 (14'1" x 11'1")

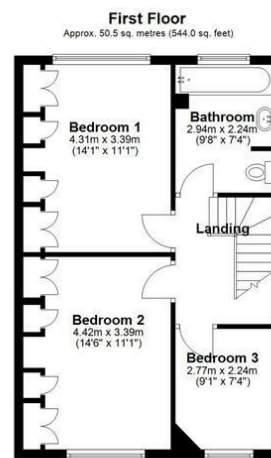
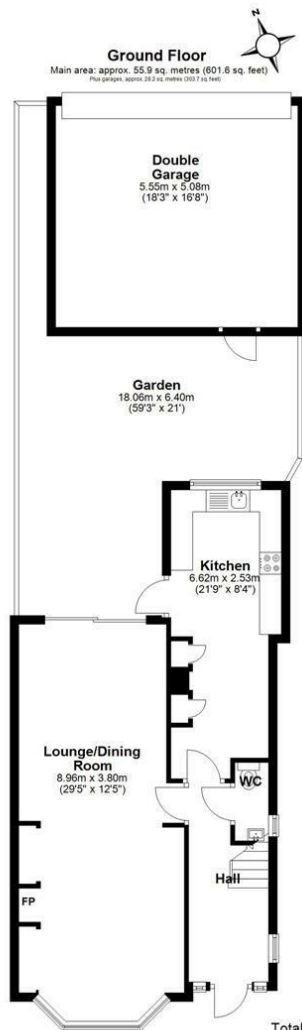
Bedroom Two
4.42 x 3.39 (14'6" x 11'1")

Bedroom Three
2.77 x 2.24 (9'1" x 7'4")

Bathroom
2.94 x 2.24 (9'7" x 7'4")

Garden
18.06 x 6.4 (59'3" x 20'11")

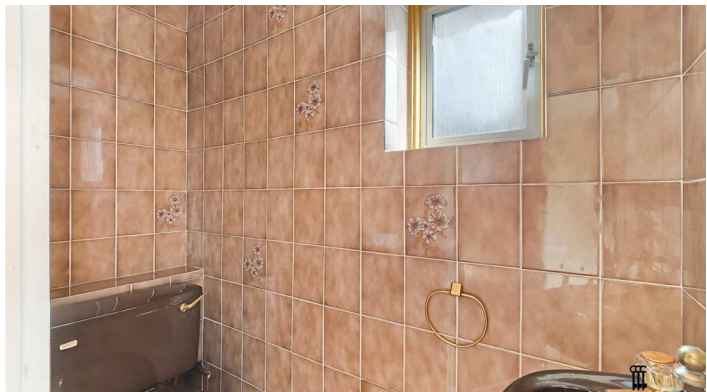
Double Garage
5.55 x 5.08 (18'2" x 16'7")

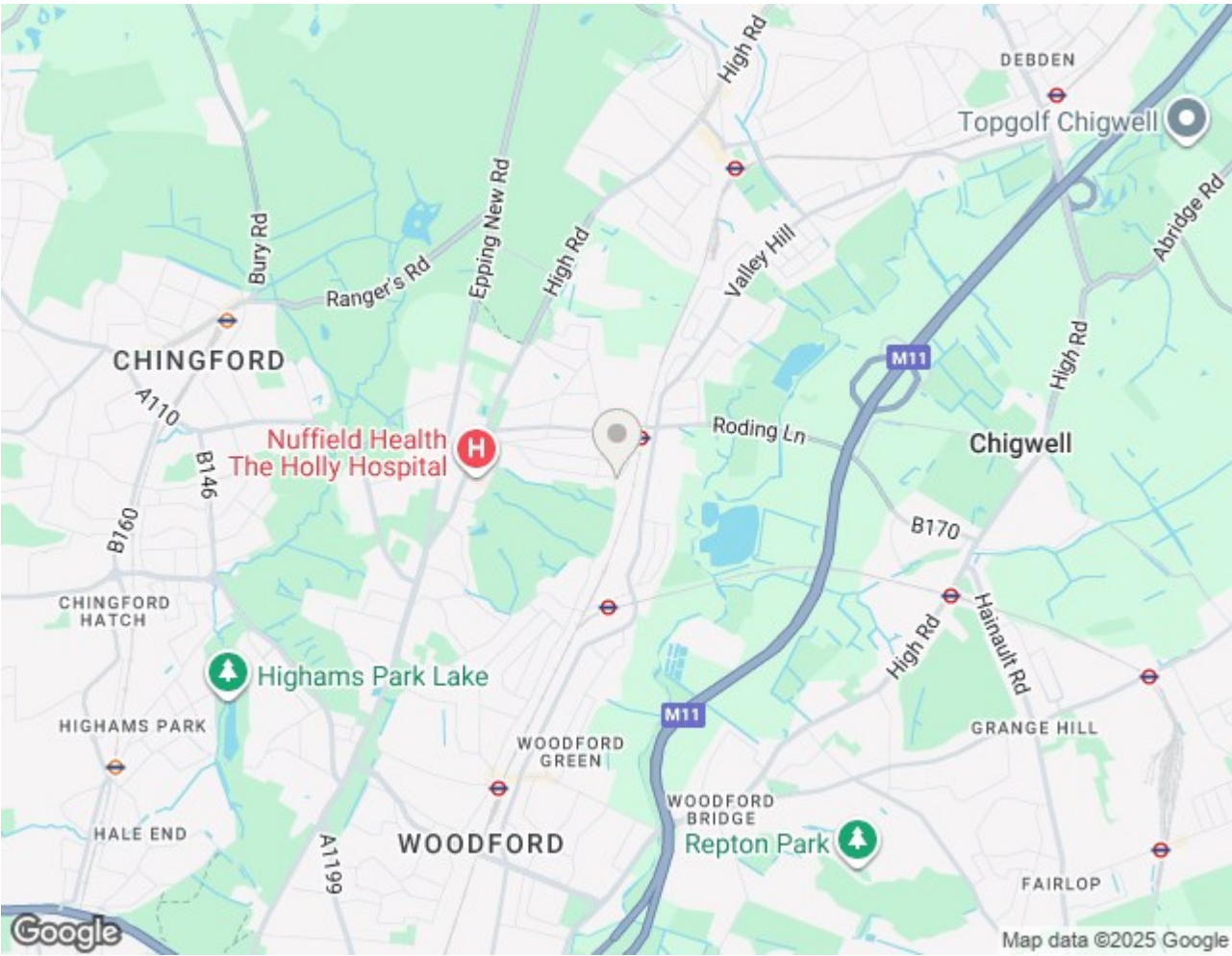


Total area: approx. 134.6 sq. metres (1449.4 sq. feet)
Main area: Approx. 106.4 sq. metres (1145.6 sq. feet)
Plus garage, approx. 28.2 sq. metres (303.7 sq. feet)

CAPLEN
e s t a t e s







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		72
(39-54) E	55	
(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.