

## Beatrice Court, Buckhurst Hill, IG9 6BF

Offers In Excess Of £575,000

- Offered Chain Free
- Kitchen/Breakfast Room with fitted appliances
- Option To Extend Subject To Planning
- Close to Buckhurst Hill Station
- Three Bedroom Semi Detached House
- Family bathroom & ground floor WC
- Rear garden & garage

# Beatrice Court, Buckhurst Hill, IG9 6BF

Welcome to Beatrice Court, a charming semi-detached house, offered "chain free", located in the desirable area of Buckhurst Hill. This modern property offers a perfect blend of comfort and convenience, located near to Buckhurst Hill central line station. This property presents an excellent opportunity to invest in a home in a sought-after location. Buckhurst Hill is known for its vibrant community, excellent schools, and convenient transport links, making it a perfect place to call home

The house features a spacious reception room, providing an inviting space for relaxation and entertaining guests. With three well-proportioned bedrooms, and a family bathroom.

The property offers a garage, providing secure parking and additional storage options. The house is chain free, allowing for a smooth and hassle-free purchase process.

Do not miss the chance to view this delightful property and envision the possibilities it holds for you and your family.



Council Tax Band: D



CAPLEN

Living Room  
4.80m x 3.23m (15'9" x 10'7")

Kitchen/Dining Room  
4.93m x 2.79m (16'2" x 9'2" )

Bedroom 1  
4.62m x 2.72m (15'2" x 8'11")

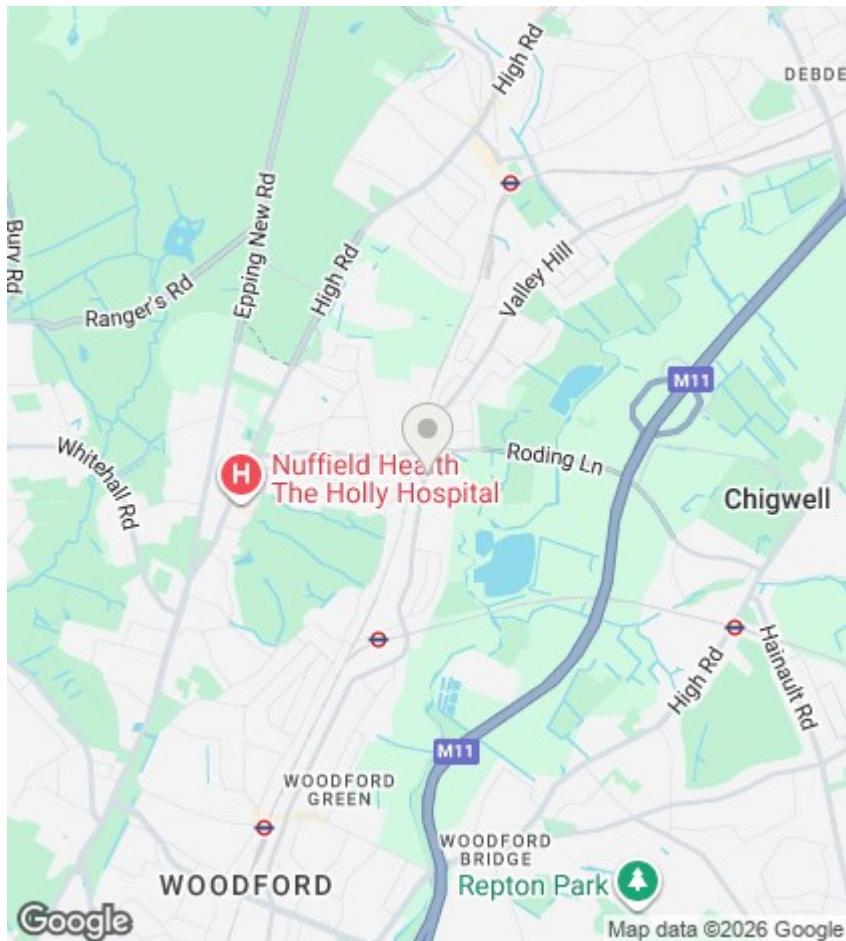
Bedroom 2  
3.73m x 2.72m (12'3" x 8'11")

Bedroom 3  
2.69m x 1.98m (8'10" x 6'6")

Bathroom  
2.18m x 1.70m (7'2" x 5'7")

Garden Room  
2.64m x 2.41m (8'8" x 7'11")

Garden  
11.02m x 8.99m (36'2" x 29'6")



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## EPC Rating

D

## Council Tax Band

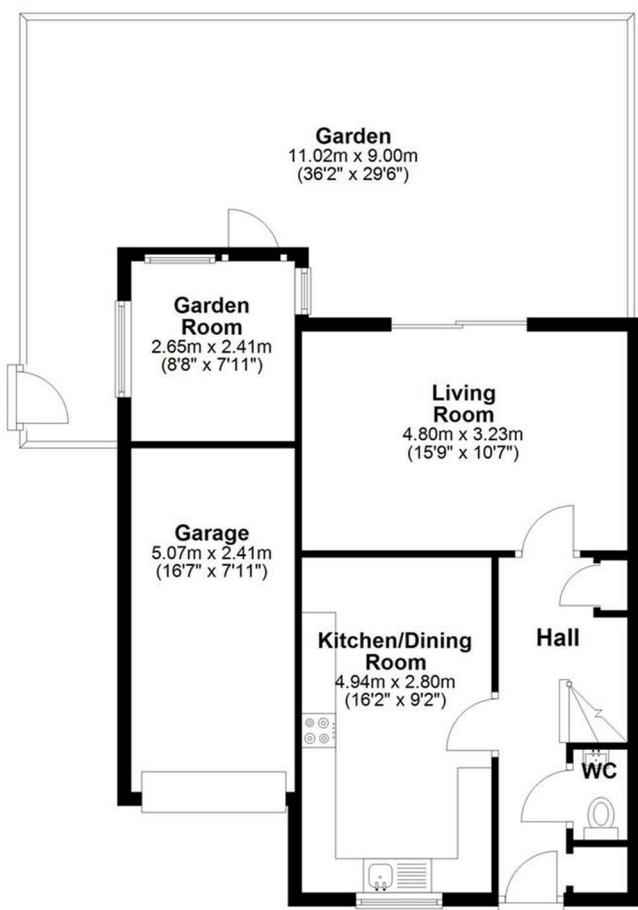
D

## Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

Approx. 59.2 sq. metres (637.4 sq. feet)



## First Floor

Approx. 40.6 sq. metres (436.8 sq. feet)

