



## Amberley Road, Buckhurst Hill, IG9 5QW

£900,000

- Guide Price £900,000 - £950,000
- Spacious Through Lounge/Dining Area
- Elegant Kitchen With Separate Utility Room
- South Facing Rear Garden With Large Patio, Lawn & Mature Shrubs
- Three Bedroom Semi Detached House
- Extension Potential Subject To Planning
- Bedrooms Complete With Fitted Wardrobes
- Close To Local Transport Links, Nature Trails, School Catchment & Shops

# Amberley Road, Buckhurst Hill, IG9 5QW

Guide Price £900,000 - £950,000

Nestled on the charming Amberley Road in the desirable area of Buckhurst Hill, this delightful 1930s house offers a perfect blend of character, modern living with the current owners residing here for the last 48 years. Spanning an impressive 1,327 square feet, property boasts a spacious through lounge/diner, ideal for both entertaining guests and enjoying quiet family evenings.

The ground floor entrance hall met by original stain glass windows with the style being transferred throughout the home. The elegant kitchen is complete with ample storage, space for appliance's, access to the rear garden which leads to a well thought utility room and useful workshop.

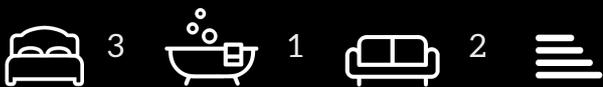
The first floor landing leads to three well-proportioned bedrooms, all of which are complete with fitted wardrobes, providing ample space for a growing family or those seeking a comfortable guest room. The bathroom is conveniently located, and complete with a large walk in shower, separate w/c, ensuring ease of access for all residents.

The south facing rear garden is well maintained is saturated in mature shrubs, large lawn and patio area to enjoy some alfresco dining.

One of the standout features of this property is the generous parking, garage, accommodating up to three vehicles, which is a rare find in this sought-after location.

With its period charm and practical layout, this house presents an excellent opportunity for anyone looking to settle in a vibrant community. Buckhurst Hill is known for its excellent local amenities, including shops, schools, and parks, making it an ideal choice for families and professionals alike.

This property is not just a house; it is a place to create lasting memories. Do not miss the chance to make it your home.



Council Tax Band: F



### Lounge Area

4.67m x 3.78m (15'4" x 12'5")

### Dining Area

4.01m x 3.58m (13'2" x 11'9" )

### Kitchen

2.97m x 2.21m (9'9" x 7'3" )

### Workshop

2.39m x 2.16m (7'10" x 7'1" )

### Utility

2.13m x 3.05m x 1.98m (7'10" x 6'6" )

### Bedroom 1

4.32m x 3.56m (14'2" x 11'8" )

### Bedroom 2

3.56m x 3.51m (11'8" x 11'6" )

### Bedroom 3

3.28m x 2.24m (10'9" x 7'4" )

### Shower Room

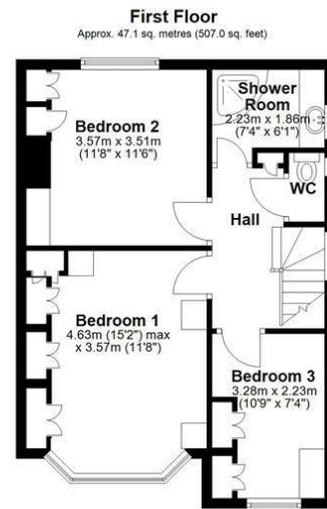
2.24m x 1.85m (7'4" x 6'1" )

### Garden

21.01m x 8.99m (68'11" x 29'6" )

### Garage

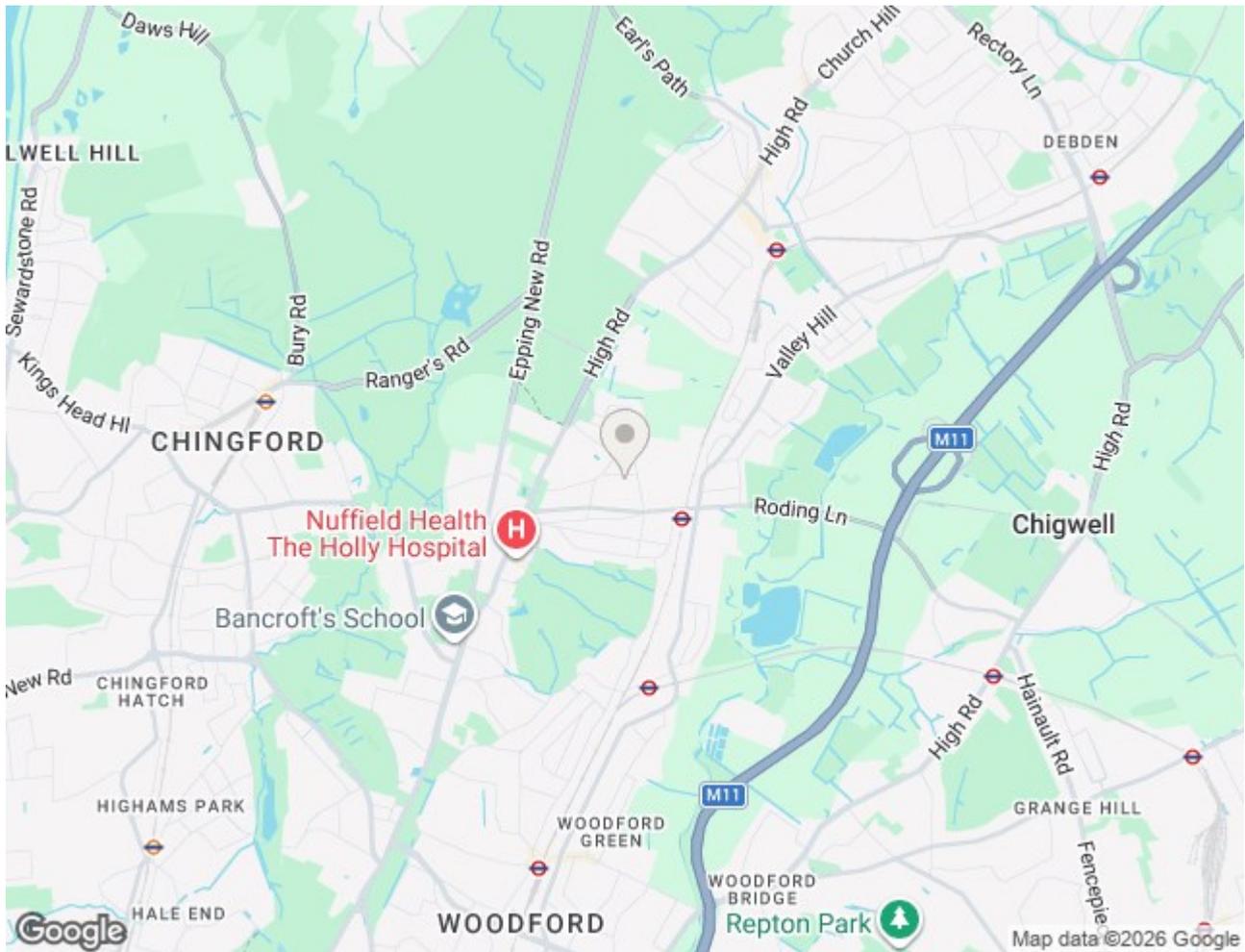
7.26m x 2.39m (23'10" x 7'10" )



Total area: approx. 123.3 sq. metres (1327.1 sq. feet)







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

EPC Rating:

Council Tax Band

F

## Viewings

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