



High Road, Buckhurst Hill, IG9 5RP

Asking Price £1,350,000

- Four/Five bedroom unique "Victorian town house"
- Arranged over four floors
- Main bedroom with en suite shower room
- Ample living space to accommodate a growing family
- Recently extended & renovated to a high specification
- Bespoke fitted kitchen with quartz worktops & integrated appliances
- Separate annex with shower room
- Close to local amenities, transport links, St John and other School catchments

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Nestled on the prestigious High Road in Buckhurst Hill, this splendid Victorian Town house offers a perfect blend of comfort and elegance. Spanning an impressive 2,081 square feet, the property boasts an abundance of space, making it ideal for families or those who enjoy entertaining.

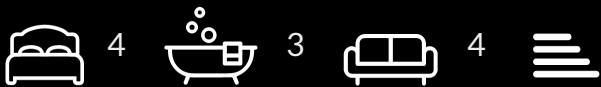
Upon entering, you are greeted by a spacious living room, with high ceilings, period features throughout with double doors leading to a family area & study, the natural light that floods these areas creates a warm and inviting atmosphere, perfect for both quiet evenings and lively get-togethers.

The traditional Victorian Town house layout provides living accommodation across four floors with the open plan kitchen/dining room situated on the lower ground floor. The bespoke fitted kitchen has been stylishly modernized to the current vendors taste, which is complete with integrate appliances, quartz worktops, breakfast bar and ample storage.

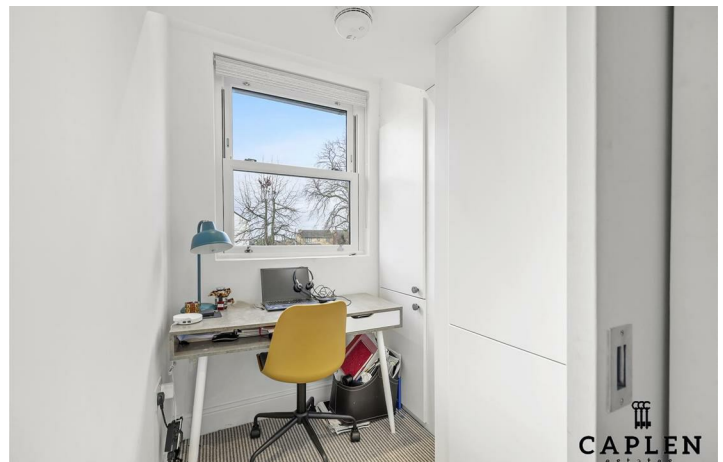
The house features four generously sized bedrooms, ensuring ample accommodation for family members or guests. Each bedroom is designed with comfort in mind, providing a peaceful retreat at the end of the day with the main bedroom benefitting from a modern en suite shower room. Additionally, the family bathroom has undergone renovation, making way for a unique, fully tiled bathroom with free standing shower which is thoughtfully designed to cater to the needs of a busy household.

The rear garden also gives access to a newly installed annex room, which is multi functional and includes shower facilities. The rear garden is in excess of 120ft with mature lawn, large patio and outside dining with pergola. For those with vehicles, the property offers convenient parking for two cars, a valuable asset in this sought-after area.

In summary, this delightful house on High Road presents a unique opportunity to enjoy spacious living in a desirable location. With its combination of elegant reception areas, ample bedrooms, and modern conveniences.



Council Tax Band: F



Kitchen Area

4.98m x 4.70m (16'4" x 15'5")

Dining Area

5.36m x 4.70m (17'7" x 15'5")

Utility

2.97m x 1.96m (9'9" x 6'5")

Shower Room

1.63m x 1.19m (5'4" x 3'11")

Garden Room

4.80m x 2.39m (15'9" x 7'10")

Office

1.85m x 1.75m (6'1" x 5'9")

Study Area

2.64m x 1.60m (8'8" x 5'3")

Family Area

3.63m x 3.23m (11'11" x 10'7")

Living Room

4.95m x 3.71m (16'3" x 12'2")

Bedroom 1

4.95m x 4.09m (16'3" x 13'5")

Shower Room

2.72m x 1.45m (8'11" x 4'9")

Bedroom 2

3.73m x 3.20m (12'3" x 10'6")

Bathroom

2.74m x 1.85m (9' x 6'1")

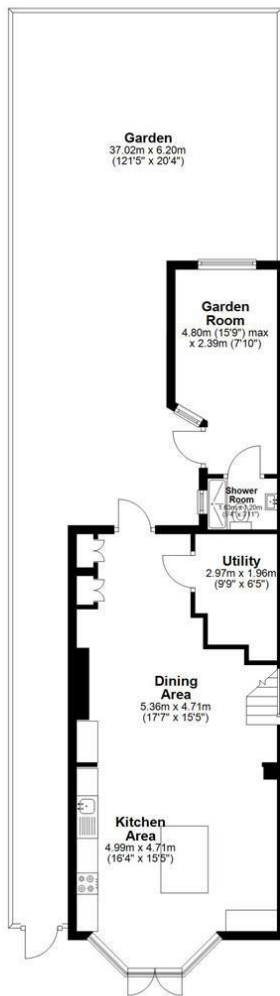
Bedroom 3

5.00m x 3.07m (16'5" x 10'1")

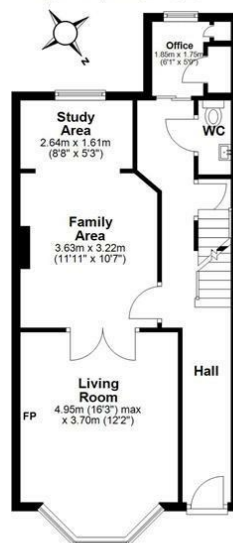
Bedroom 4

3.76m x 3.05m (12'4" x 10")

Lower Ground Floor
Approx. 39.6 sq. metres (642.0 sq. feet)



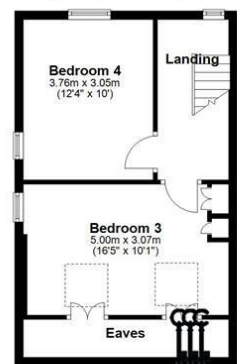
Ground Floor
Approx. 50.5 sq. metres (543.6 sq. feet)



First Floor
Approx. 44.4 sq. metres (478.2 sq. feet)

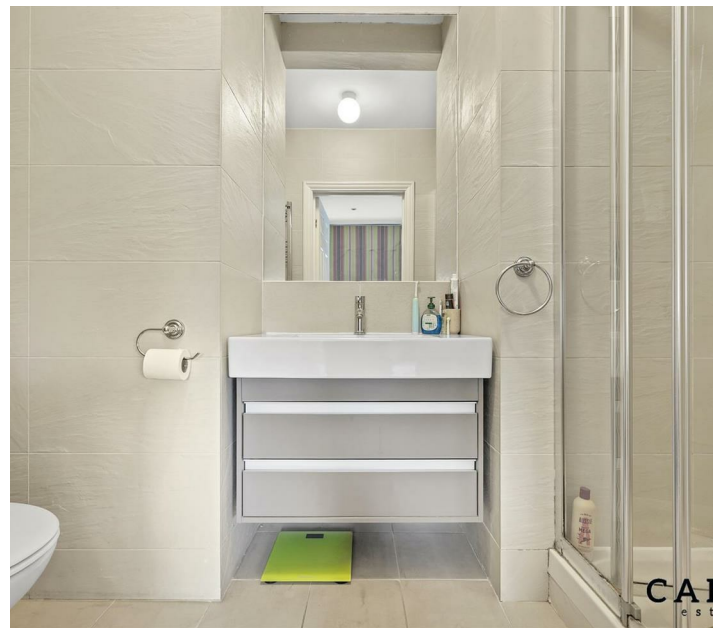


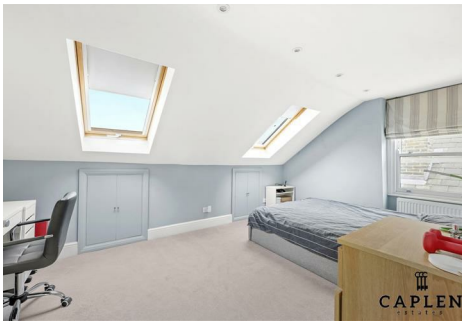
Second Floor
Approx. 38.7 sq. metres (416.9 sq. feet)

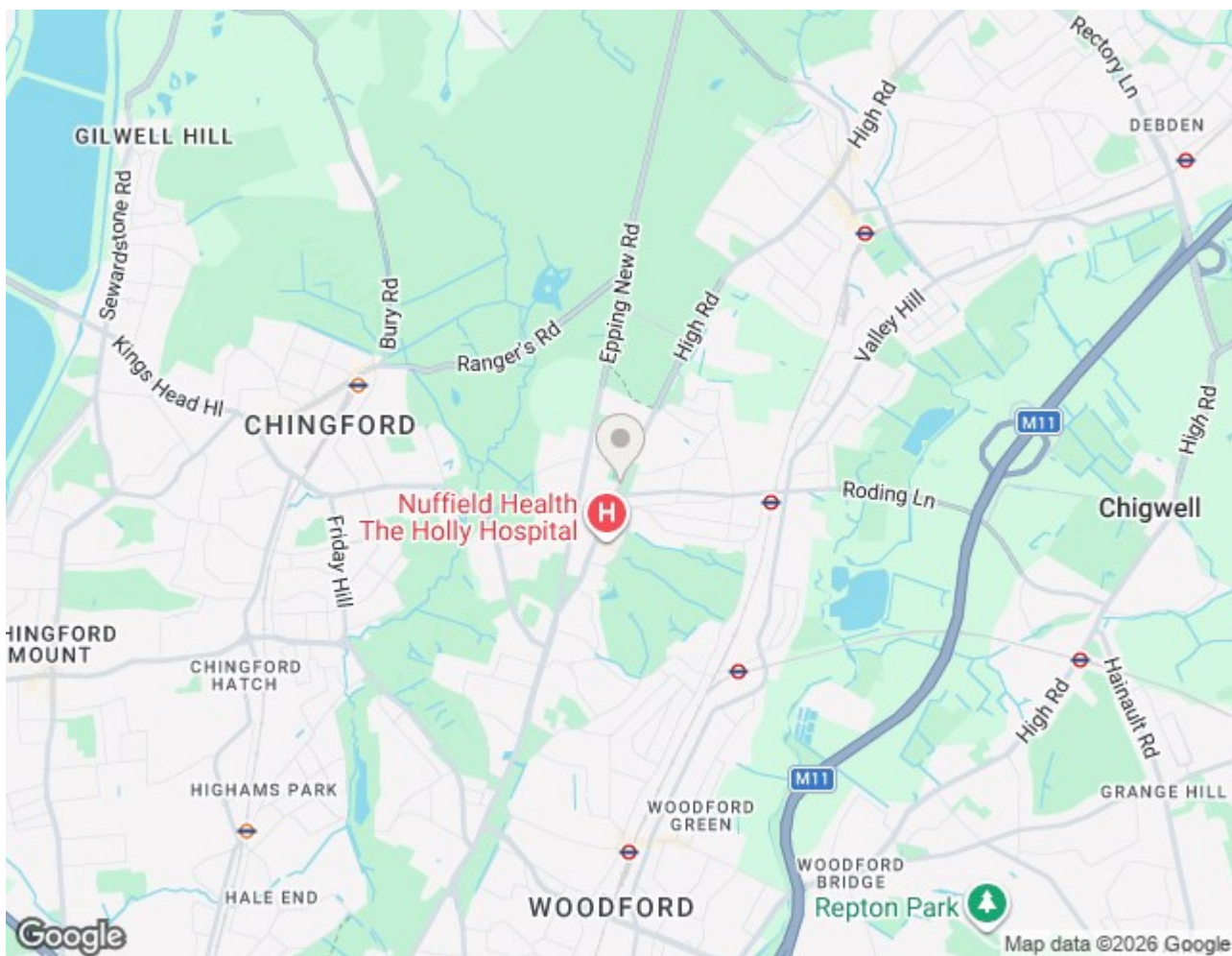



Total area: approx. 193.3 sq. metres (2080.6 sq. feet)

CAPLEN
estates







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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:

Council Tax Band

F

Viewings

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