



Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

C

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 75 | 85 |
| (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 | |



66 Chestnut Avenue, Buckhurst Hill, IG9 6EP

Guide Price £750,000

- Four bedrooms
- Extended and modernised
- Modern fitted kitchen
- Family bathroom
- Driveway to front
- Terraced family home
- Spacious through lounge / diner
- Utility room & ground floor WC
- En-suite to master bedroom
- Close to transport, amenities and schools



Total Area: approx. 129.6 m² ... 1395 ft² (excluding garden)
 THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
 Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.
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66 Chestnut Avenue, Buckhurst Hill IG9 6EP

A beautifully presented four bedroom terraced family home situated on the sought-after Chestnut Avenue in Buckhurst Hill. The property has been thoughtfully modernised and extended by the current owners, creating a stylish and versatile living space ideal for modern family life. Perfectly positioned within walking distance of local amenities, excellent transport links and highly regarded schools, this home offers both convenience and comfort in a prime location.



Council Tax Band: D



The ground floor comprises a welcoming entrance hallway leading into a bright and spacious living room to the front, with a separate dining area providing an ideal space for entertaining. To the rear, a modern fitted kitchen overlooks and opens onto the garden, creating a sociable hub of the home. There is also a useful utility room and ground floor WC. The first floor offers three well-proportioned bedrooms alongside a contemporary family bathroom. The top floor has been converted to create a generous principal bedroom with added privacy, ideal as a main suite or guest space. Externally, the property enjoys a private rear garden and benefits from a driveway to the front providing off-street parking.

Chestnut Avenue is a popular residential road in Buckhurst Hill, known for its family-friendly atmosphere and convenient location. The area offers a range of local shops, cafes and restaurants, while nearby Queens Road provides a vibrant high street experience. Buckhurst Hill Central Line station is within easy reach, offering direct access into London, making it ideal for commuters. The property is also well placed for a selection of highly regarded state and independent schools, as well as beautiful open spaces including Epping Forest, perfect for outdoor activities and weekend walks.

Property Information / Disclaimer

FREEHOLD

EPC Rating: C

Council Tax Band: D (Epping Forest)

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.