



## 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		72	79
(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	



Total area: approx. 160.0 sq. metres (1721.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Whitehall Lane



48 Whitehall Lane, Buckhurst Hill, IG9 5JG

Guide Price £1,000,000

- Guide Price £1,000,000 - £1,100,000
- Large driveway
- 2 bathrooms
- Close to popular schools
- Garage
- 4 bedroom detached house
- Stunning 176ft rear garden
- Sought after road
- Eye catching house
- Close to Central Line

# 48 Whitehall Lane, Buckhurst Hill IG9 5JG

An exceptional opportunity to acquire this 4 bedroom detached family home, situated in a prestigious area of Buckhurst Hill on a generous plot. This charming property features a garage, a spacious front driveway, and stunning rear garden



Council Tax Band: G



Guide Price £1,000,000 - £1,100,000

A wonderful opportunity to acquire this spacious and much-loved family home, superbly positioned close to highly regarded private and state schools and boasting a spectacular rear garden extending to approximately 136ft.

Having been cherished by the current owners for 30 years, the property offers generous, well-balanced accommodation arranged over two floors, ideal for growing families.

The ground floor has been extended and is thoughtfully laid out. A welcoming entrance hall provides access to a modern ground floor WC and the integral garage, which offers excellent storage and clear potential for conversion into additional living space, subject to the usual consents. To the front, the 17'8" kitchen is well appointed with granite worktops and ample cabinetry, offering plenty of preparation and storage space. To the rear of the property is a particularly impressive 20'6" x 20'11" lounge/diner, flooded with natural light from large windows and doors overlooking the garden. This superb open-plan space comfortably accommodates both seating and dining areas, making it perfect for everyday family life and entertaining. Double doors lead through to a conservatory, creating a seamless connection between the house and garden and providing an additional reception area to enjoy throughout the year.

Upstairs, the first floor offers four well proportioned bedrooms. The principal bedroom measures an impressive 16'7" x 10'8" and features its own en-suite shower room. Three further bedrooms provide flexible accommodation for children, guests, or home working. A family bathroom serves the remaining bedrooms.

Outside, the magnificent 136ft rear garden is a true highlight. Beautifully established with mature shrubs, trees and planting, it provides a high degree of privacy along with a generous patio area ideal for outdoor dining and summer entertaining. The length and scale of the garden offer excellent space for children to play and keen gardeners to enjoy. Ideally located within walking distance of Buckhurst Hill Central Line station, the shops and amenities of

Queens Road, including a Waitrose supermarket and the open green spaces of Epping Forest. Whitehall Lane also has access to Woodford Green and North Chingford amenities.

This is a rare opportunity to secure a long-standing family home in a highly desirable setting.

## Property Information / Disclaimer

FREEHOLD  
Council Tax Band: G  
EPC - C

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.