

Directions

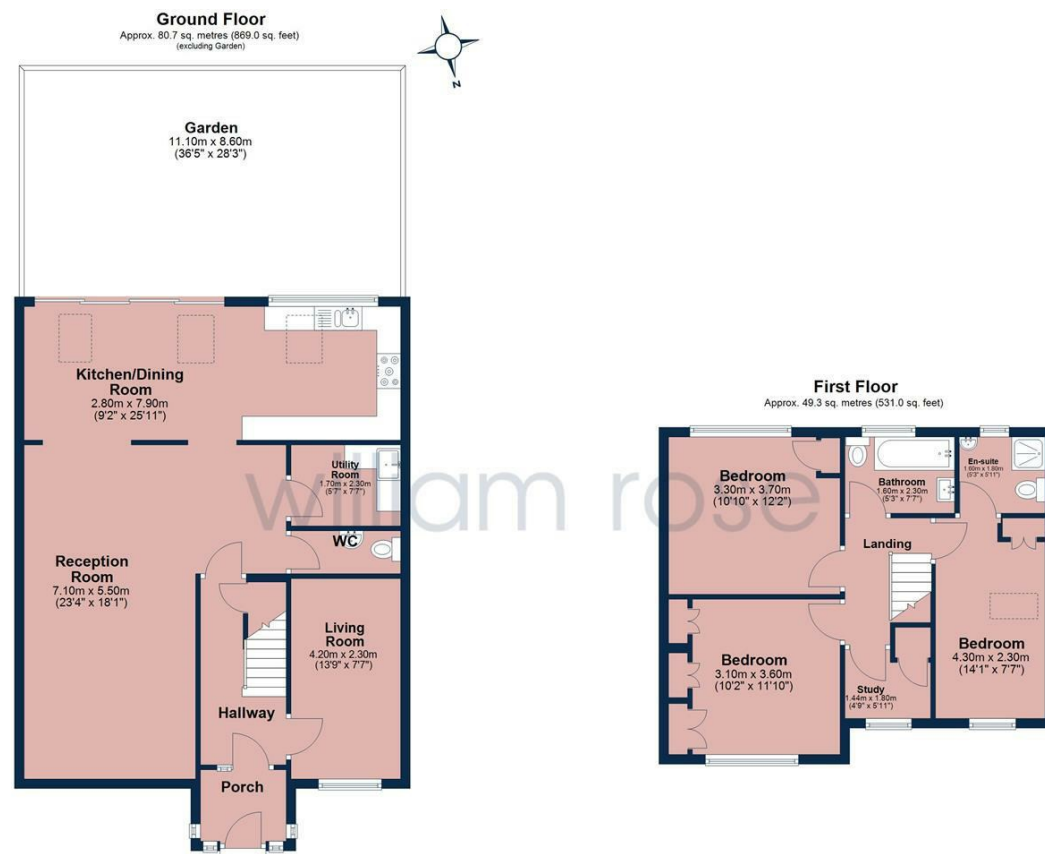
Viewings

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	
(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. 130.1 sq. metres (1399.9 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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Plan produced using PlanUp

Westbury Lane



64 Westbury Lane, Buckhurst Hill, IG9 5PW

Guide Price £900,000

- 4 bedroom Extended semi detached house
- Short walk to Buckhurst Hill Central Line
- Popular road
- Off street parking
- Family bathroom and En suite
- Guide Price £900,000 - £950,000
- Close to schools (St Johns)
- Finished to a high standard
- Attractive garden
- Porch

64 Westbury Lane, Buckhurst Hill IG9 5PW

Ideally located on the ever popular Westbury Lane is this beautifully extended four bedroom semi-detached family home, finished to a high specification throughout and offering bright and spacious accommodation arranged over two floors.



Council Tax Band: D



Guide Price £900,000 - £950,000

The property has been thoughtfully modernised and extended by the current owners to create a stylish and practical home perfect for modern family living. The ground floor offers an excellent layout with a spacious reception room to the front and an impressive open-plan kitchen/dining room to the rear, creating a fantastic entertaining space with direct access to the garden. There is also a separate living room, utility room and ground floor W.C.

On the first floor there are three well-proportioned bedrooms, a modern family bathroom and an en-suite shower room. The fourth bedroom is currently being used as a study, making it ideal for those working from home or needing flexible accommodation.

Externally, the property benefits from off street parking to the front. The property enjoys a well maintained rear garden which offers an excellent space for both families and entertaining. The garden features a large lawn area, patio seating space ideal for alfresco dining and side access. To the rear there is a substantial shed providing useful storage. The garden is private and secluded, with side access making it the perfect place to relax and enjoy those sunny days.

Westbury Lane is perfectly positioned within easy walk of Queens Road with its popular boutiques, cafes, restaurants and Central Line Station, making it ideal for commuters. The property is also close to a number of highly regarded state and private schools including St Johns primary school, as well as local parks and green spaces.

An internal viewing is highly recommended to fully appreciate everything this impressive family home has to offer.

Property Information / Disclaimer

FREEHOLD

Council Tax Band: D

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.