

Westbury Lane, Buckhurst Hill, IG9 5PW

Knightons







# £2,150 Per Month

- THREE BEDROOM SEMI DETACHED HOUSE
- MODERN KITCHEN AND GROUND FLOOR BATHROOM
- OFF STREET PARKING FOR TWO CARS
- WALKING DISTANCE TO BUCKHURST HILL CENTRAL LINE SATION
- WALKING DISTSNACE TO LOCAL SHOPS AND TRANSPORT







Nestled on the charming Westbury Lane in Buckhurst Hill, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts a spacious lounge, perfect for relaxation and entertaining, alongside three well-proportioned bedrooms that offer ample space for rest and privacy.

The fully fitted kitchen is designed for both functionality and style, making meal preparation a pleasure. The contemporary ground floor bathroom adds a modern touch, ensuring convenience for daily routines.

Outside, the well-maintained garden provides a serene outdoor space, ideal for enjoying sunny afternoons or hosting gatherings. Additionally, the property features off-street parking for two vehicles, a valuable asset in this sought-after area.

Location is key, and this home is conveniently situated within walking distance of Buckhurst Hill Central Line station, making commuting to London effortless. Furthermore, it is just moments away from Queens Road, where you will find a delightful array of shops and restaurants, catering to all your needs.

This property is a perfect blend of comfort, convenience, and modern living, making it an ideal choice for those looking to settle in a vibrant community. Don't miss the chance to make this lovely house your new home.







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Kitchen
10'7" x 8'4" (3.23 x 2.56)

Lounge
10'8" x 18'11" (3.26 x 5.77)

Bathroom
5'7" x 6'8" (1.72 x 2.04)

Stairs to First Floor

Bedroom One
10'10" x 12'7" (3.31 x 3.84)

Bedroom Two
8'1" x 12'6" (2.48 x 3.82)

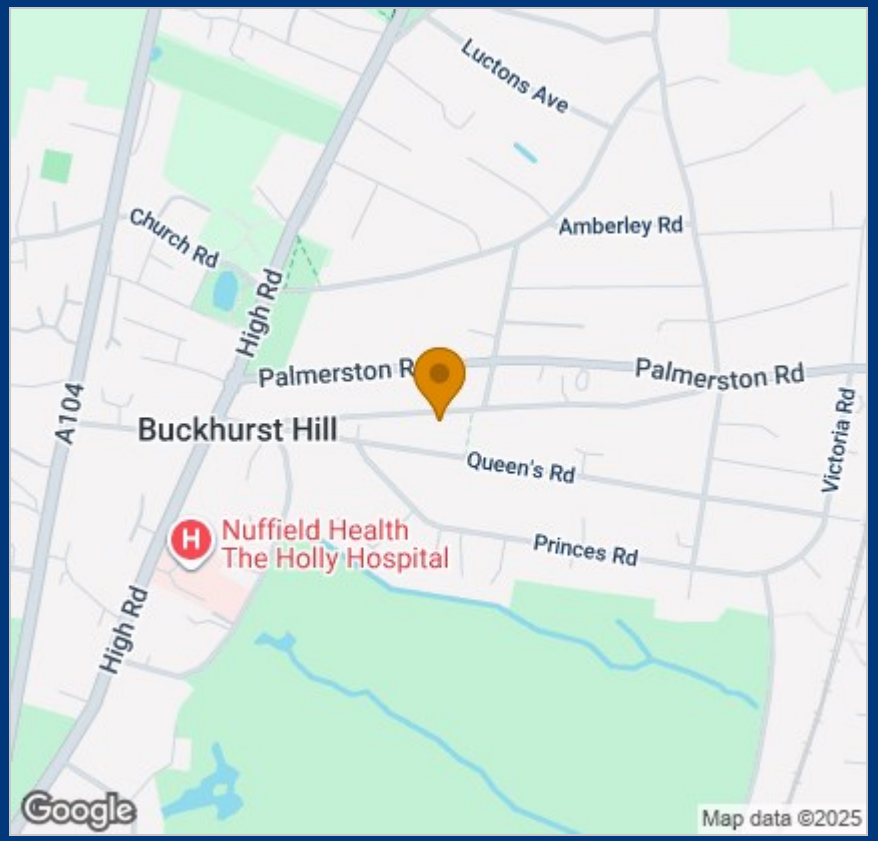
Bedroom Three
10'10" x 5'10" (3.32 x 1.8)

Garden

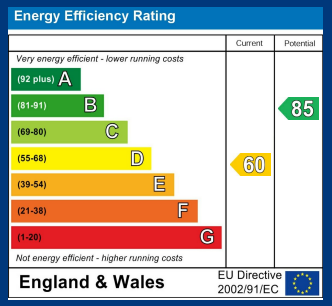
## Floor Plan




## Area Map




## Energy Efficiency Graph




Local Authority: Epping Forest District Council
Council Tax Band: D
Service Charge:
Ground Rent:

## Viewing

Please contact our Buckhurst Hill Office on +4420 8559 2211
if you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT NOTICE: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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