



## BUCKHURST WAY, BUCKHURST HILL

A deceptively spacious family home, which oozes potential, Petty Son and Prestwich are pleased to offer for sale this extended five bedroom end of terrace house, positioned on a generous corner plot! A mere 0.4 miles from Roding Valley Station, this home not only boasts excellent transport links but also a large open plan living space, two bathrooms, off road parking and a detached two bedroom annexe to the rear with its own parking. A short walk to both Roding Valley Station (0.4 miles) and Woodford Station (0.7 miles) and only 1 mile from Buckhurst Hill Community Primary School and the popular Queens Road, with its quirky array of shops, boutiques and restaurants, this home is excellently positioned for both families and commuters. The ground floor accommodation has been opened up to provide an exceptionally large open plan living space, which can be used as two distinct areas thanks to the wrap around shape of the room. Leading from the reception area there is a spacious and highly practical kitchen/diner and a handy downstairs shower room. To the first floor there are five bedrooms and a family bathroom. To the rear there is a low-maintenance garden, which has direct access to a detached, self-contained two bedroom annexe. The well maintained annexe enjoys a contemporary shower room and kitchen/living room, with direct access and off road parking to the front. This annexe creates plenty of opportunities and can suit most buyers as it is perfect for guests, a teenage den, rental opportunity, home office or elderly family members who wish to maintain independent living. This fantastic home is offered for sale with no onward chain.

**GUIDE PRICE £725,000 FREEHOLD**

- Five bedrooms • Semi-detached • Two bathrooms
- Large corner plot • Separate annexe with own parking • 0.4 miles to Roding Valley Station
- 0.7 miles to Woodford Station • 1 mile to Queens Road • Chain free

**Room Sizes**

Reception Room – 22’7 x 9’11

Lounge – 25’2 in to bay x 16’2

Kitchen – 16’2 x 9’2

Bedroom One – 13’9 in to bay x 10’11

Bedroom Two – 11 x 10’11

Bedroom Three – 12’2 x 9’9

Bedroom Four – 10’1 x 9’11

Bedroom Five – 5’9 x 5’6

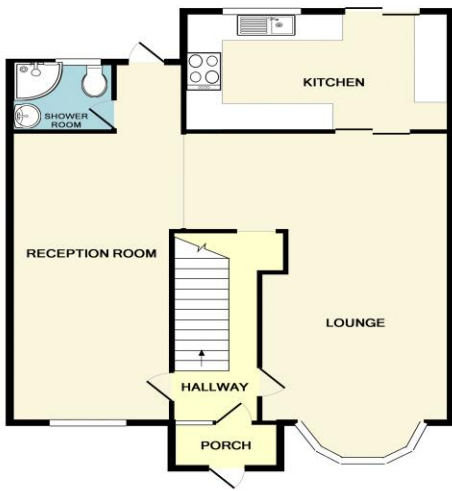
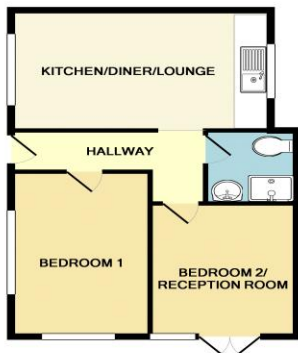
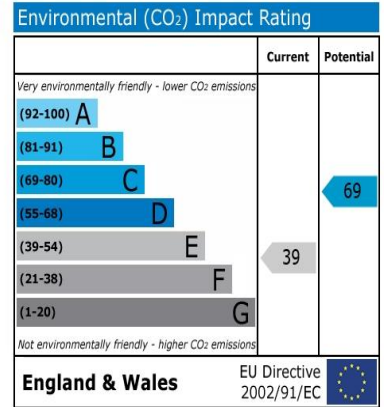
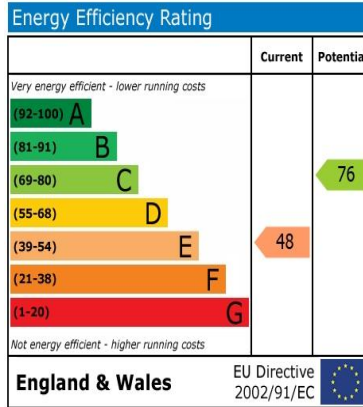
**Annexe Room Sizes**

Kitchen/Diner/Lounge – 15’8 x 9’2

Bedroom One – 12’7 x 8’5

Bedroom Two/ Reception Room – 10’2 x 8’5

Shower Room – 5’7 x 5’6



GROUND FLOOR APPROX. FLOOR AREA 1292 SQ.FT. (116.3 SQ.M.)

1ST FLOOR APPROX. FLOOR AREA 599 SQ.FT. (55.9 SQ.M.)  
 TOTAL APPROX. FLOOR AREA 1851 SQ.FT. (171.9 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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