



P R I M E R E S I D E N T I A L

P R E S E N T S

Luctons Avenue, Buckhurst Hill



17

## Luctons Avenue, Buckhurst Hill



Elliott James Prime Residential are pleased to bring to market this immaculately presented five bedroom detached family residence. This impressive home is located on an extremely popular road close to Buckhurst Hill central line station, forestry, shops and the well regarded St John's Primary School.

Drenched in natural sunlight throughout, the ground floor comprises of entrance hall, formal living room, cloak room, family living room, open plan kitchen with integrated appliances, dining area, study, utility room and integral garage. Upstairs comprises of master bedroom with air conditioning and a four piece en-suite bathroom, four further bedrooms and a family bathroom.

Externally to the front there is off street parking for multiple vehicles and to the rear a paved patio area, attractive planted borders, lawn and an irrigation system.

The property offers further potential to extend. (subject to the usual planning consent)



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Sqft 2558.00 sq ft	Type House - Detached	Style Modern
Bedrooms 5	Receptions 2	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band G



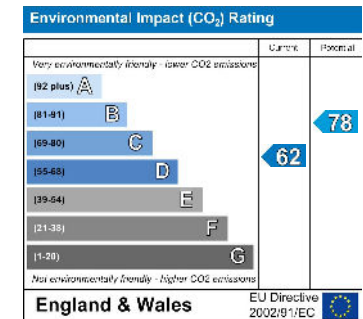
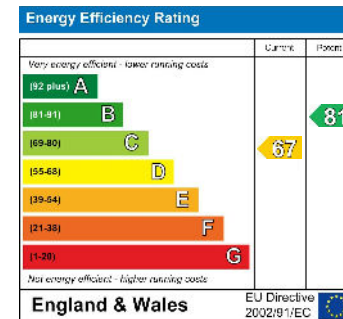
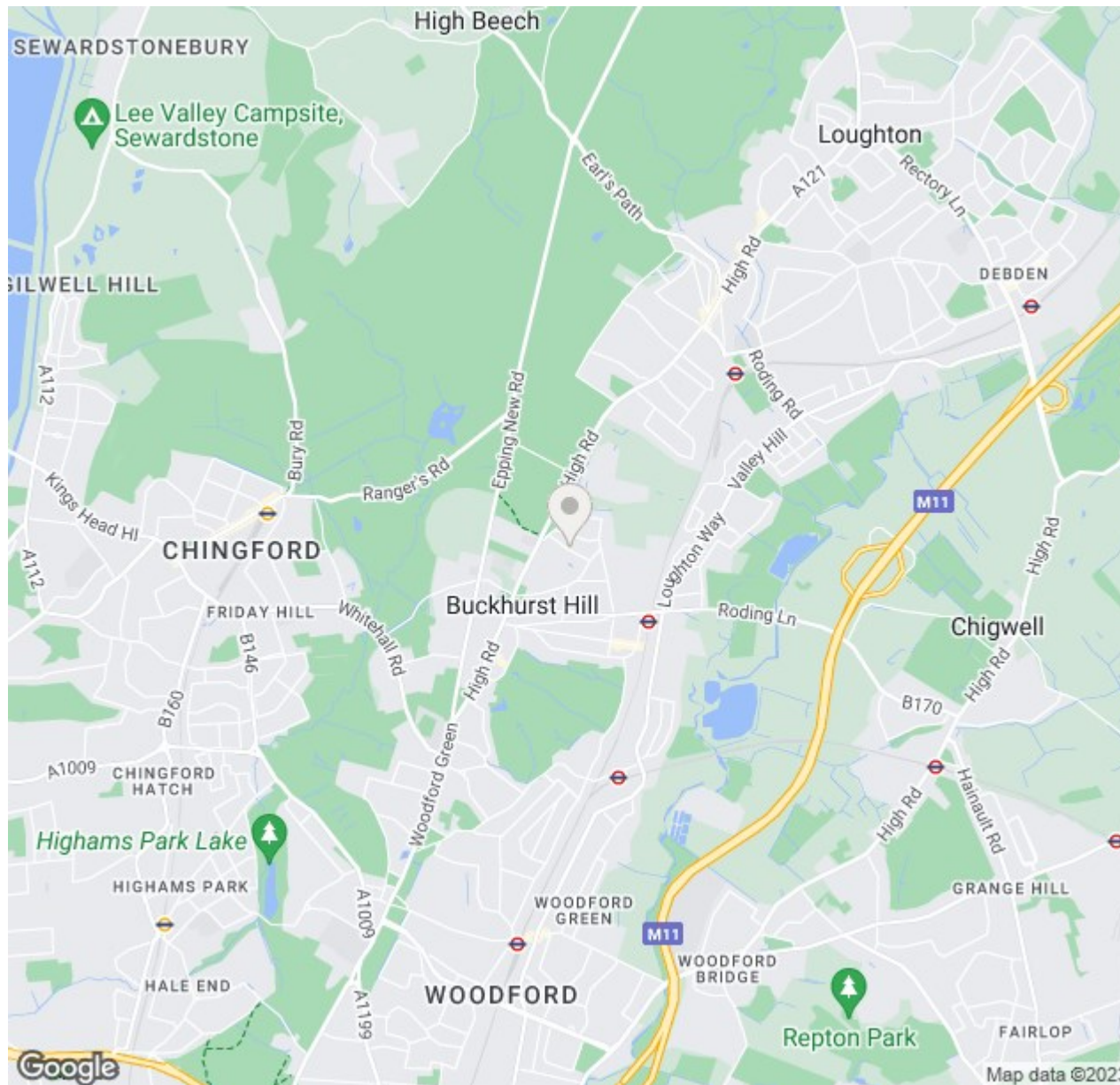






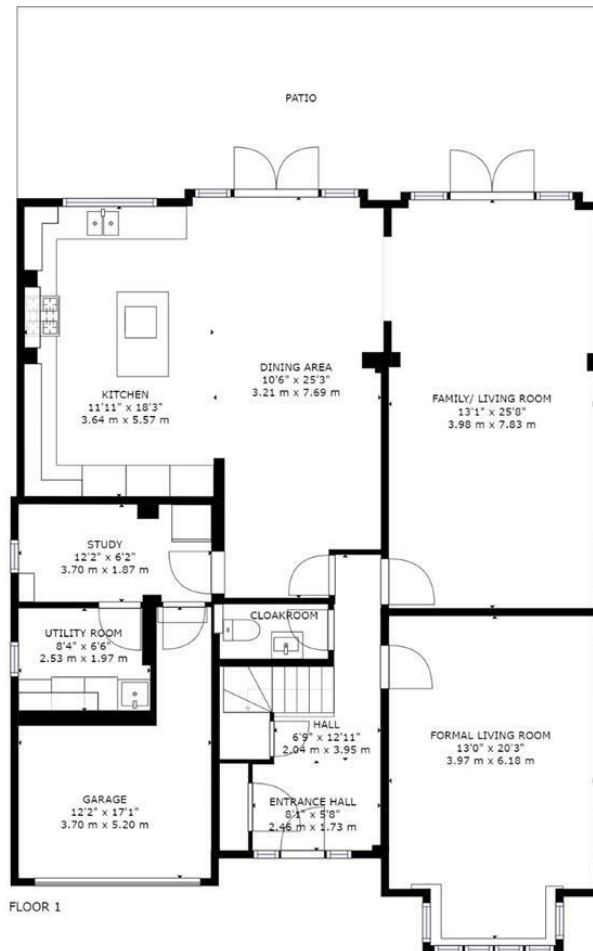


# MAP & EPC





# PLANS



GROSS INTERNAL AREA  
 FLOOR 1: 1395 sq ft, 130 m<sup>2</sup>, FLOOR 2: 1021 sq ft, 95 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 142 sq ft, 13 m<sup>2</sup>  
 TOTAL: 2416 sq ft, 224 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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