



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

P R E S E N T S

Brook Road, Buckhurst Hill



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Elliott James are pleased to offer to the market this immaculately presented four-bedroom semi-detached house situated within easy access to Buckhurst Hill Central Line Station, Chingford Mainline Station, Epping Forest and local amenities. With the added benefit of being in St Johns School catchment area this house is ideal for families.

The accommodation is arranged over three floors with the ground floor comprising of entrance hall, cloakroom, fully fitted kitchen with integrated appliances leading to the large living/dining room. The first floor includes two spacious bedrooms one of which is used as a lounge and a family bathroom. On the second floor there is bright master bedroom with fitted wardrobes and views over the forest, a further double bedroom and shower room with jack & jill doors to master bedroom.

Externally the property benefits from off street parking directly outside the house and an attached 22 ft x 9 ft garage. To the rear a well-maintained garden which is mainly laid to lawn with planted borders.

It is worth noting that this property was the show house for the original development built roughly eight years ago and still benefits from a NHBC build warranty (approximately two years). Furthermore, three bedrooms within the house have fitted wardrobes.

An early viewing is advised.



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Sqft 1381.00 sq ft	Type House - Semi-Detached	Style Modern
Bedrooms 4	Receptions 1	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band F

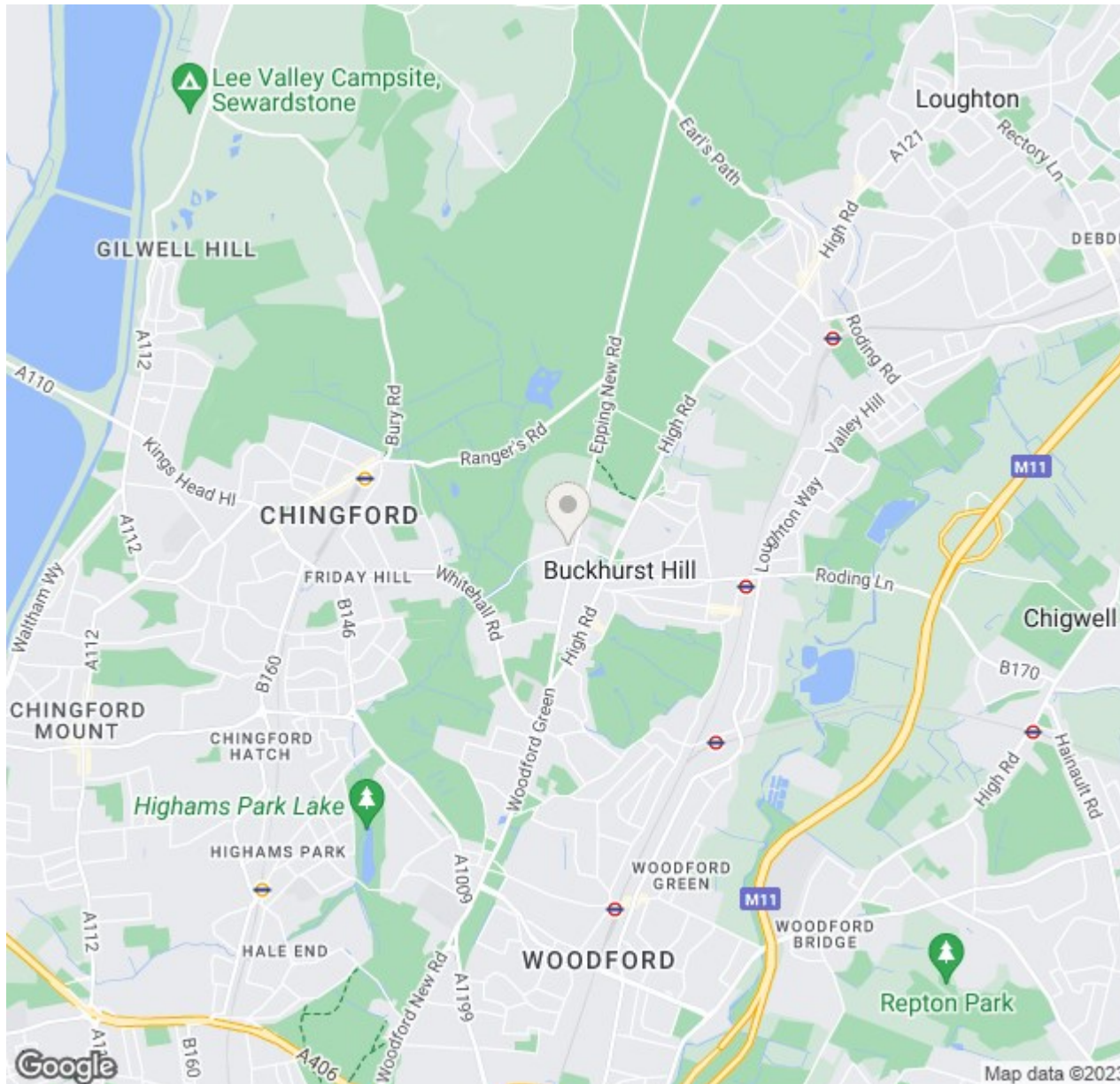








MAP & EPC

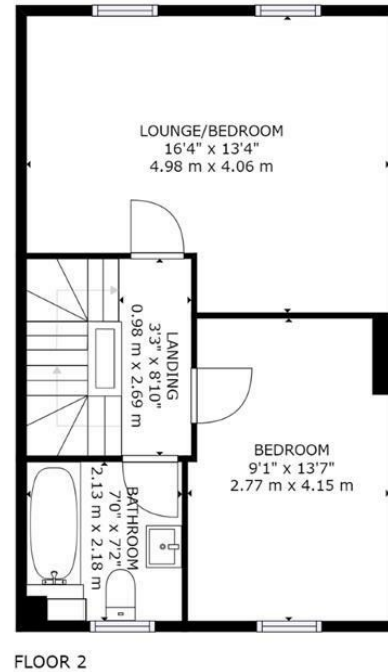


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



PLANS



GROSS INTERNAL AREA
 FLOOR 1: 497 sq ft, 46 m², FLOOR 2: 442 sq ft, 41 m²
 FLOOR 3: 442 sq ft, 41 m²
 TOTAL: 1381 sq ft, 128 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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