



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

P R E S E N T S

Stradbroke Grove, Buckhurst Hill



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Elliott James are delighted to offer to the market this outstanding show home ready detached five bedroom executive residence. Located in one of Buckhurst Hills most prestigious cul-de-sacs the property is within easy walking distance to Buckhurst Hill Central Line station and the wide selection of shops and eateries. Contemporary in design with ultimate luxury specifications which include downstairs underfloor heating and built-in surround system the internal accommodation is arranged over three floors. The whole property is drenched in natural sunlight with the ground floor comprising of beautiful Oak front door opening into a spacious entrance hall with large cloakroom, reception room, family TV / cinema room, open plan kitchen / dining / family room benefiting from central island, Miele integrated appliances, wine cooler and large bi-fold doors opening onto the rear garden patio and separate utility room. The beautiful bespoke Oak staircase leads to the first-floor landing giving access to the master suite with walk in dressing room and en-suite bathroom, double bedroom with en-suite shower room, double bedroom and large family bathroom. There are two further bedrooms with en-suites and large storage room located on the second floor. It is worth noting that all en-suites and family bathroom have underfloor heating. The large private 160ft South facing garden backs onto delightful woodland which can be accessed at the rear end of the garden by a gate and there are also two sheds. The garden also benefits from a delightful self-contained bungalow comprising of a double bedroom, wet room and reception room. It is worth noting that this additional accommodation could also be changed into a large home office or gymnasium. The manicured lawn and attractive planted borders are enhanced by a large rear garden patio which is ideal for al-fresco dining. The front driveway facilitates ample off-street parking with the additional benefit of an attached garage.



With over 25 years of experience within the property industry I have a wealth of knowledge and expertise in delivering exemplary and unsurpassed discretionary customer service to esteemed clientele.



Heidi Foster MNAEA

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An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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Sqft 3734.00 sq ft	Type House with Annex	Style Modern
Bedrooms 5	Receptions 3	Bathrooms 5
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band G

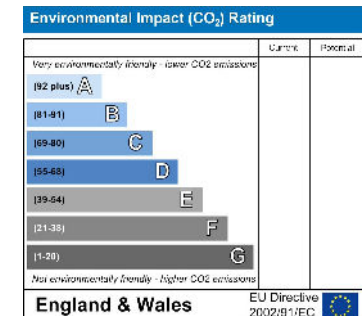
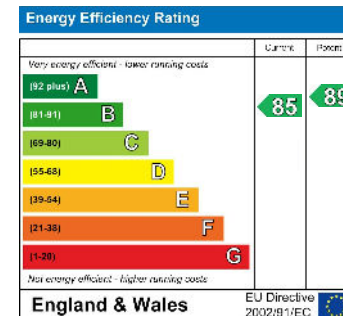
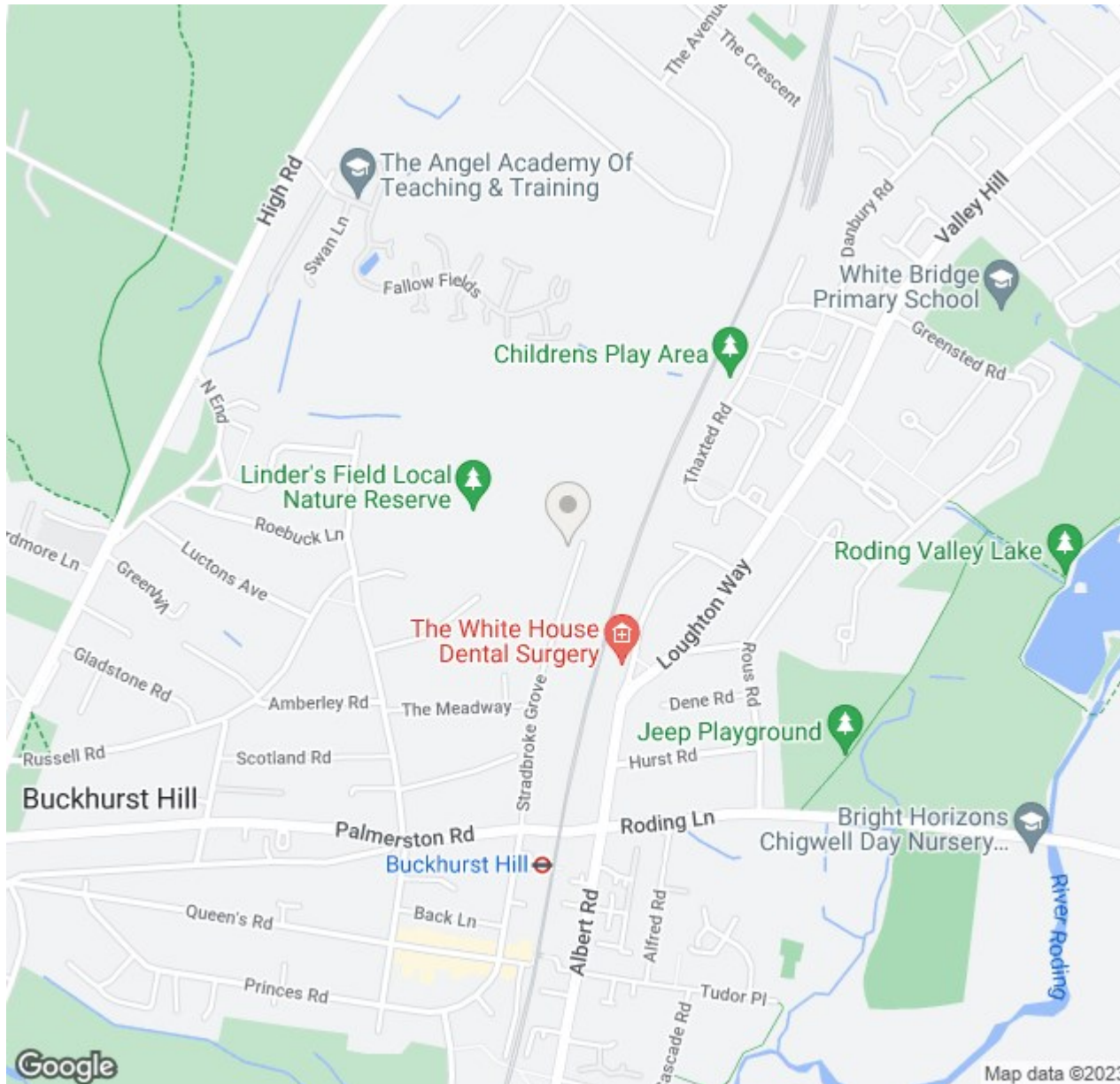




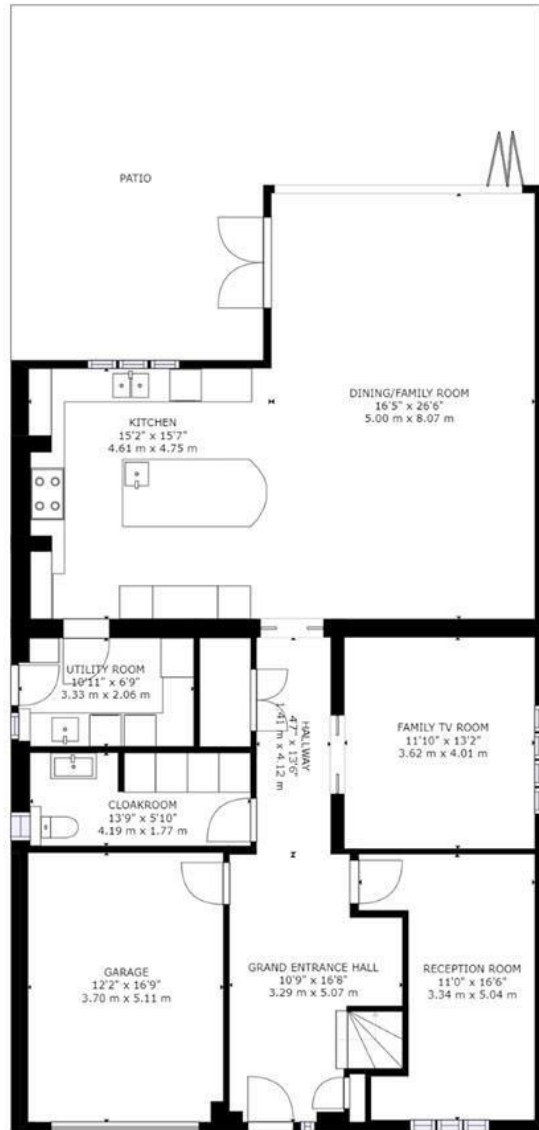




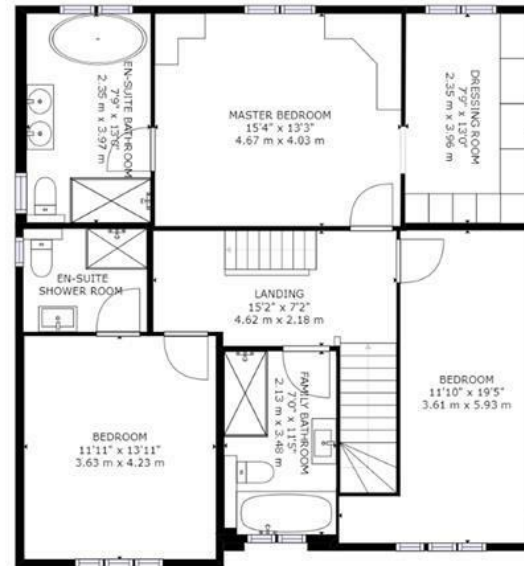
MAP & EPC



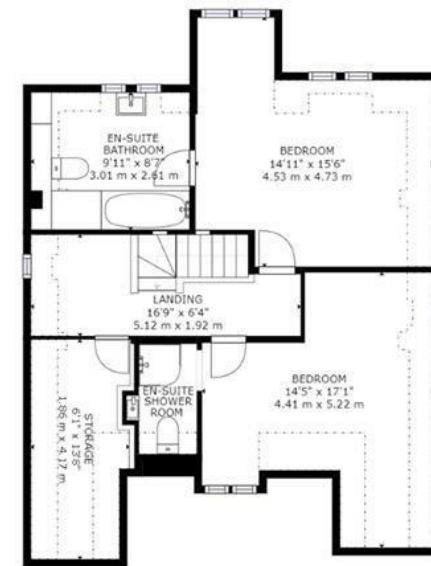
PLANS



FLOOR 1

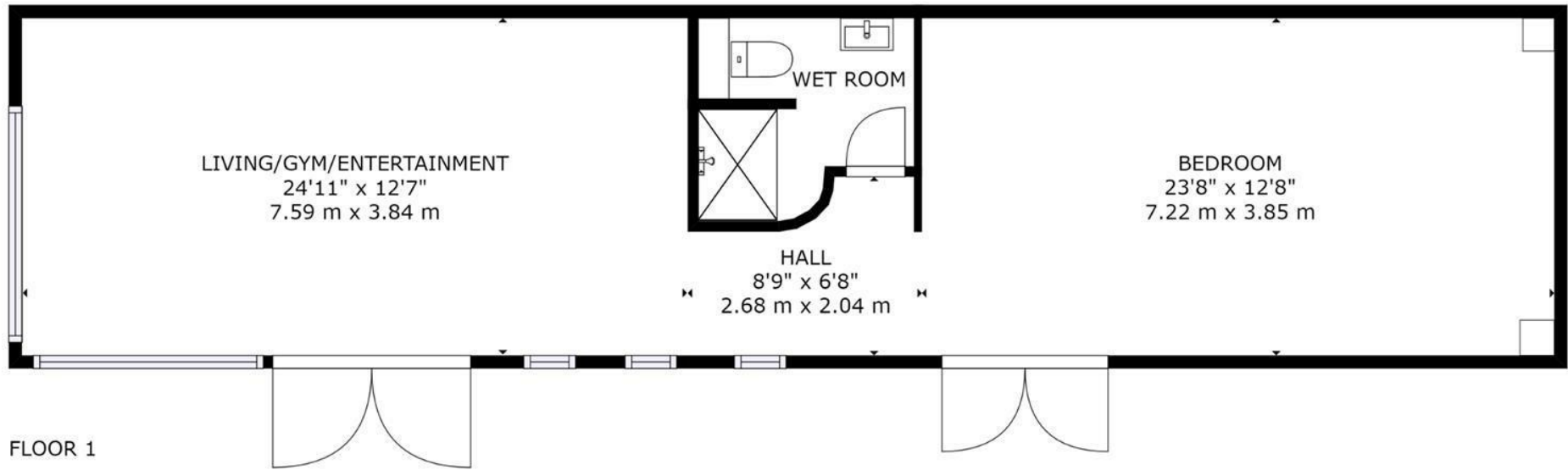


FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 1443 sq. ft, 134 m², FLOOR 2: 1042 sq. ft, 97 m²
 FLOOR 3: 523 sq. ft, 49 m², EXCLUDED AREAS:
 GARAGE: 204 sq. ft, 19 m², REDUCED HEADROOM BELOW 1.5M: 155 sq. ft, 14 m²
 TOTAL: 3008 sq. ft, 279 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROSS INTERNAL AREA
FLOOR 1: 726 sq. ft, 67 m²
TOTAL: 726 sq. ft, 67 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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