



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

P R E S E N T S

Ardmore Place, Buckhurst Hill



Shiott E | J James

# Ardmore Place, Buckhurst Hill



With great pleasure Elliott James presents this stunning 4 bedroom detached family home situated in a prime gated residence. This property offers seclusion and privacy whilst also providing fantastic transport links as it is set within a short walk from Buckhurst Hill Central Line Station, Waitrose and other local fashion and social amenities. It is also worth noting that this property has fantastic potential to extend and re-develop STPP

This property offers the perfect contrast of traditional features and modern aspects throughout. An open plan kitchen provides a perfect flow with fitted appliances and offers a wonderful space to act as the social hub for the home. The light and airy downstairs creates a vibrant and open feel, this is evident with the formal reception which leads through to the entertainment room. The downstairs also offers a stunning dining room, utility room, spacious family tv room and a cloakroom.

The upstairs of the property is equally impressive, the principal double bedroom provides built in bespoke wardrobes accompanied with an en-suite complete with two sinks, walk-in shower and bath. In addition to this, the property boasts another two well-presented bedrooms and a spacious family bathroom culminating in this property being the perfect family home. A regular theme of this property is the brilliant amount of light it absorbs and this is as prominent upstairs as it is downstairs.

The generous garden space is perfect for family activities and includes stunning foliage as well as copious amounts of privacy. The property is situated next to Epping Forest and this can be accessed directly from the garden. The combination of patioed garden space shared with the greenery gives the perfect ratio for sophisticated occasions and fun with the family.

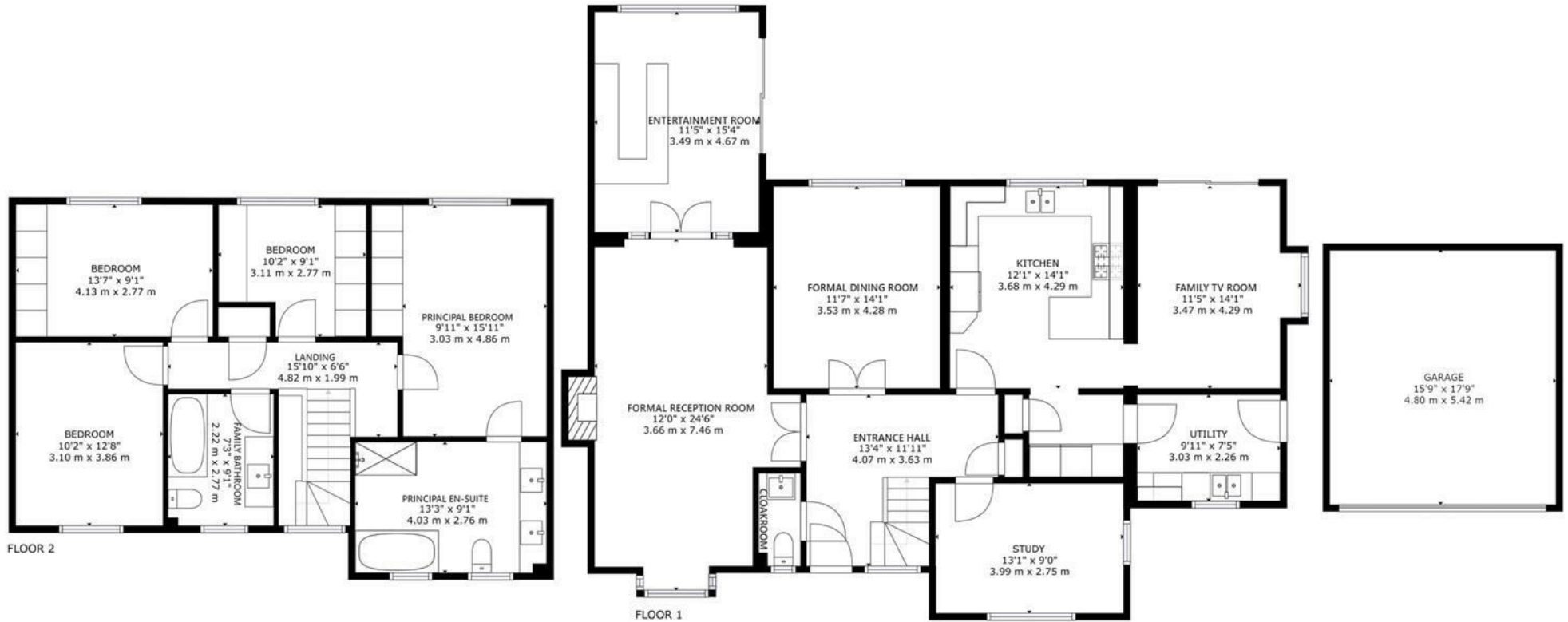
The driveway enhances the prestige of this property as it provides off street parking for up to 4 cars. This property also benefits from a detached double garage.



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Sqft 2559.00 sq ft	Type House - Detached	Style Well-Presented
Bedrooms 4	Receptions 3	Bathrooms 2
Tenure Freehold	Local Authority EFDC	Tax Band G

# PLANS

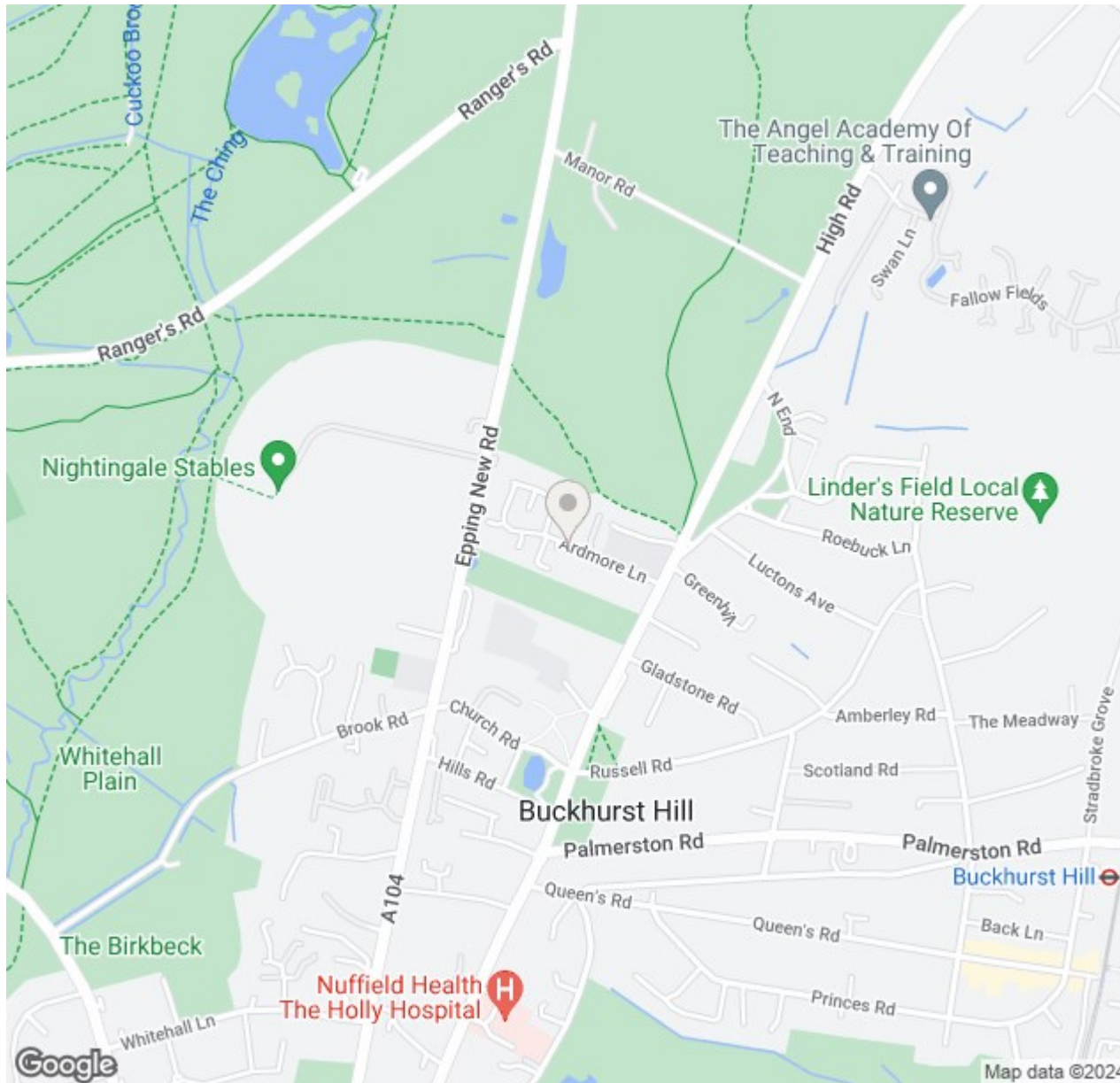


GROSS INTERNAL AREA  
FLOOR 1: 1418 sq. ft, 132 m<sup>2</sup>, FLOOR 2: 856 sq. ft, 80 m<sup>2</sup>  
TOTAL: 2274 sq. ft, 211 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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