



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



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## Luctons Avenue, Buckhurst Hill



Located on one of Buckhurst Hill's most sought after roads this stunning detached family home is within easy walking distance to the Central Line Station, local amenities including Waitrose and excellent private and public schools. The property has been renovated to an exceptionally high standard by the current owners with the internal accommodation arranged over two floors. The grand entrance hall with built in storage is flooded with natural sunlight and leads to a study, TV Room / Snug, open plan living / dining room with patio doors opening out onto the rear patio garden, kitchen with fitted appliance and patio doors to the rear patio, utility and cloakroom. The first floor offers a wide and spacious landing, large principal bedroom with ensuite, three further double bedrooms and family bathroom. The current owners have completely levelled the private South facing garden which comprises of planted borders, patio for entertaining and a shed with electricity. It is worth noting that the owners have installed a brand new boiler 12 months ago and the loft is fully boarded with good head height. There is the opportunity to extending the property further with a loft conversion and extend the kitchen subject to obtaining the usual planning permission. Early viewing is highly recommended and viewings are strictly by appointment only.



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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.



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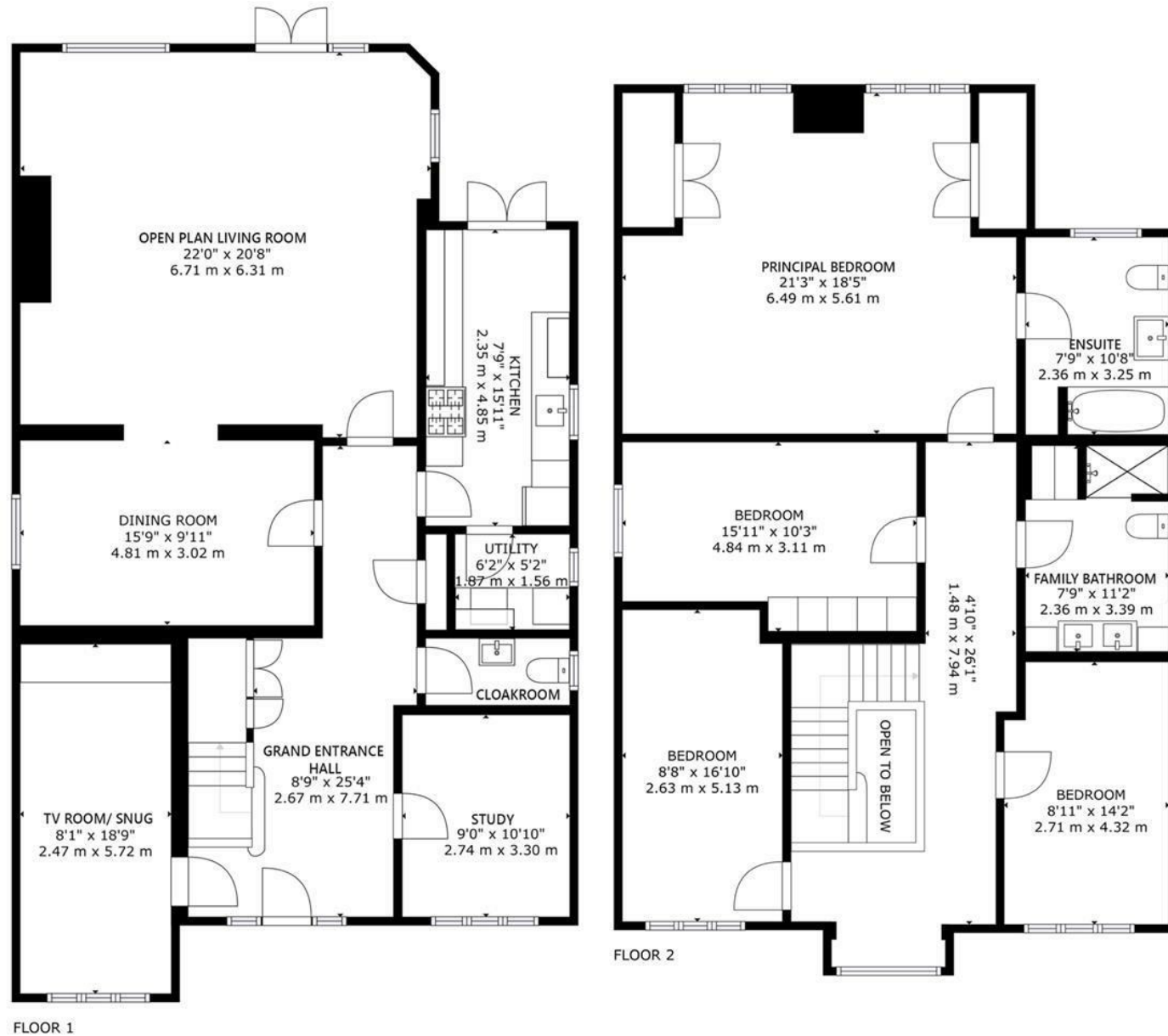


An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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Sqft 2759.00 sq ft	Type House - Detached	Style Modern
Bedrooms 4	Receptions 3	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest	Tax Band F

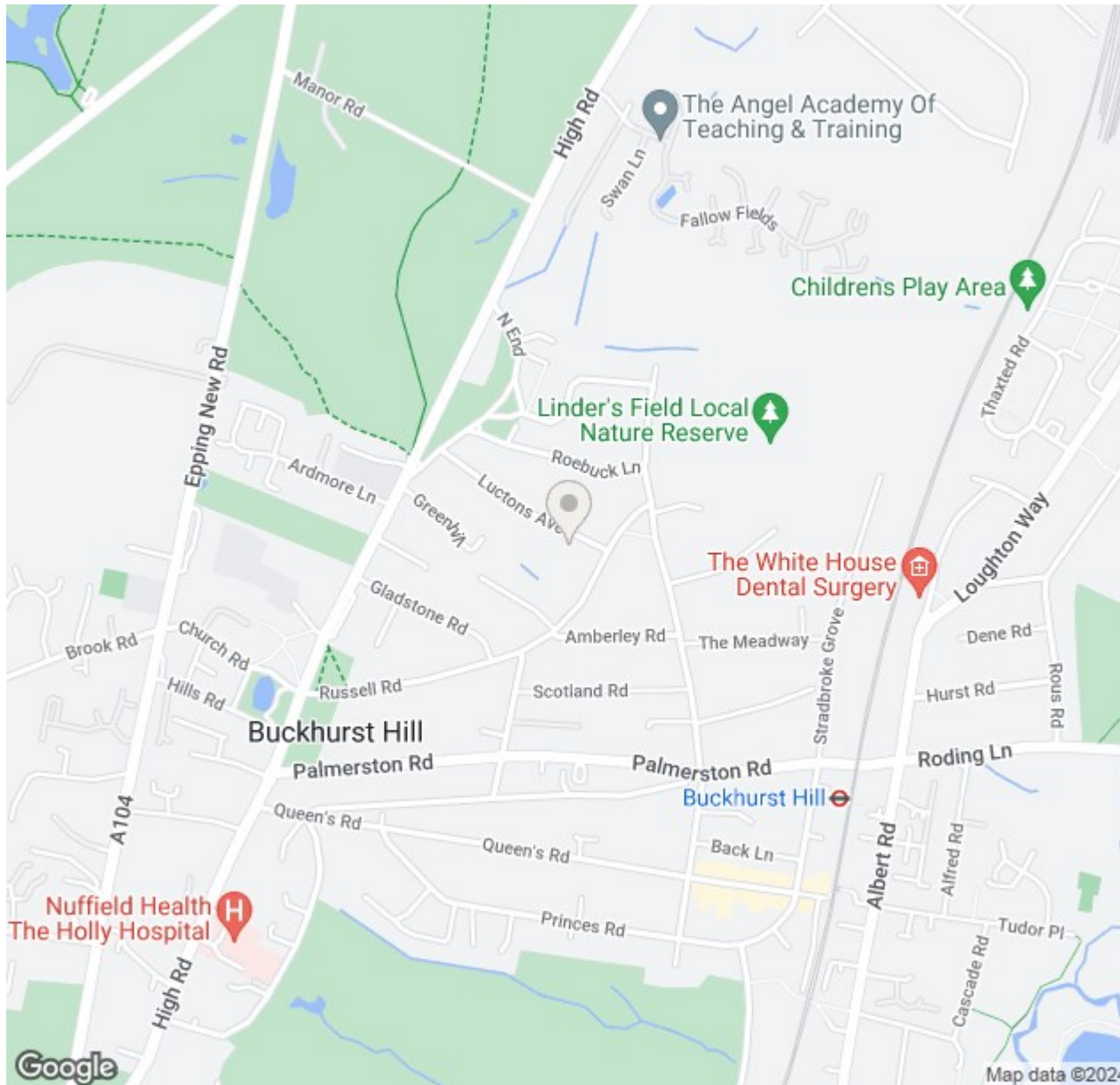
# PLANS



GROSS INTERNAL AREA  
 FLOOR 1: 1408 sq. ft, 131 m<sup>2</sup>, FLOOR 2: 1351 sq. ft, 126 m<sup>2</sup>  
 TOTAL: 2759 sq. ft, 256 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		
	73	81
<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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