



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



elliott **E | J** james

PRIME RESIDENTIAL

## Stradbroke Grove, Buckhurst Hill

“ Elliott James is proud to announce to the market this beautiful 2 bedroom semi detached family home located moments away from Buckhurst Hill Central Line Station, Linder’s Field Local Nature Reserve and Queens Road with its wonderful mix of boutique and independent shops as well as a Waitrose Supermarket.

The ground floor of the home comprises of the grand entrance hall which leads into two generously proportioned reception rooms and family shower room, the ground floor also provides a spacious modern rear extension with completed open plan kitchen diner space leading to a generous garden. The first floor is equally as impressive with two double bedrooms one of which benefits from a modern three piece en suite. This home has also previously had planning applications granted to add a two storey side extension to transform it into a principal four bedroom family home.

The garden spans over 100 feet in length. It provides the perfect ratio of laid lawn and patioed space for alfresco dining. The drive offers ample off-street parking for up to 4 vehicles not inclusive of the attached garage.

Viewings are strictly by appointment only so please contact us on 02080165333 to schedule in a visit to your next family home. ”

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The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



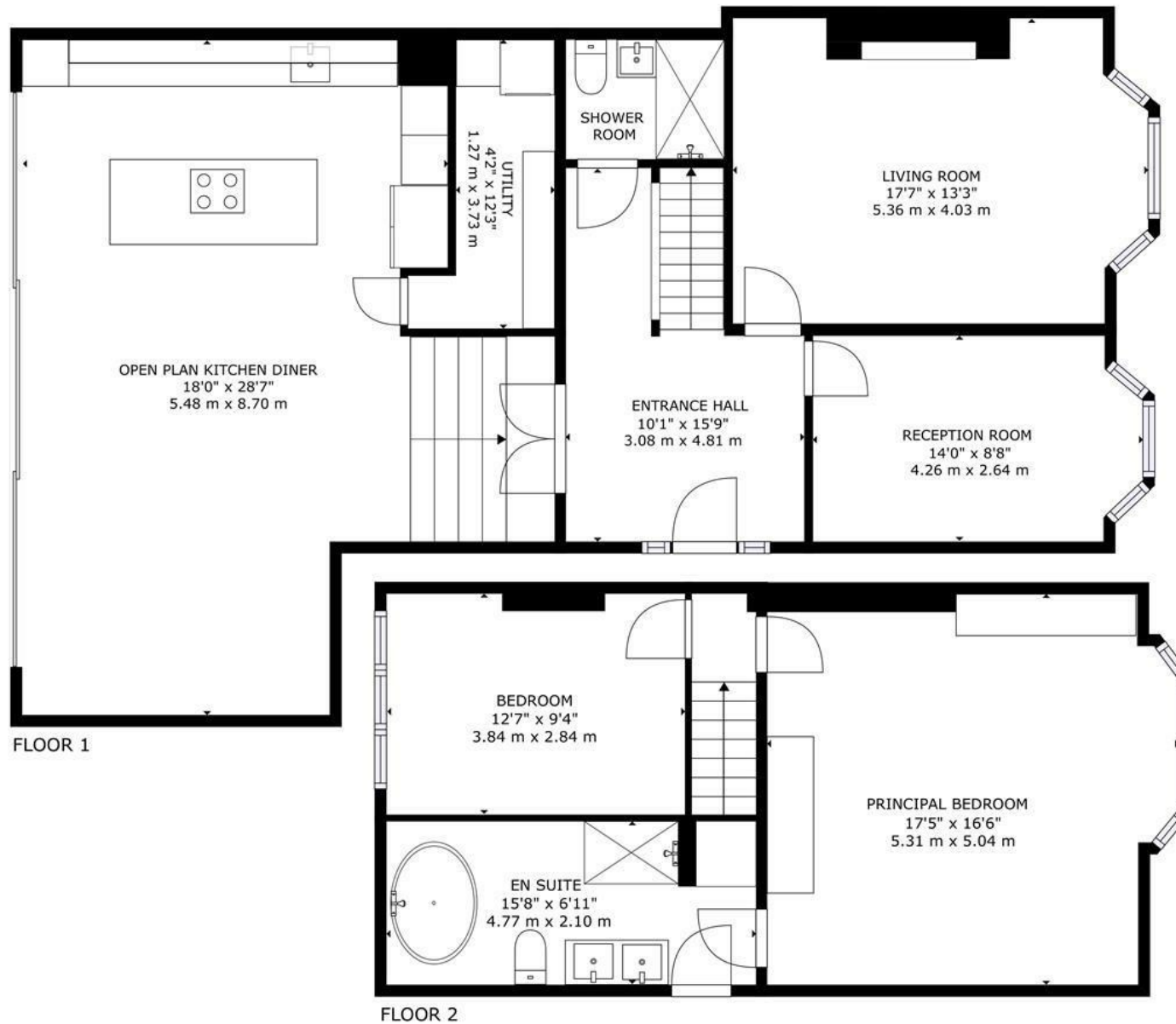
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Daniel Thomas**  
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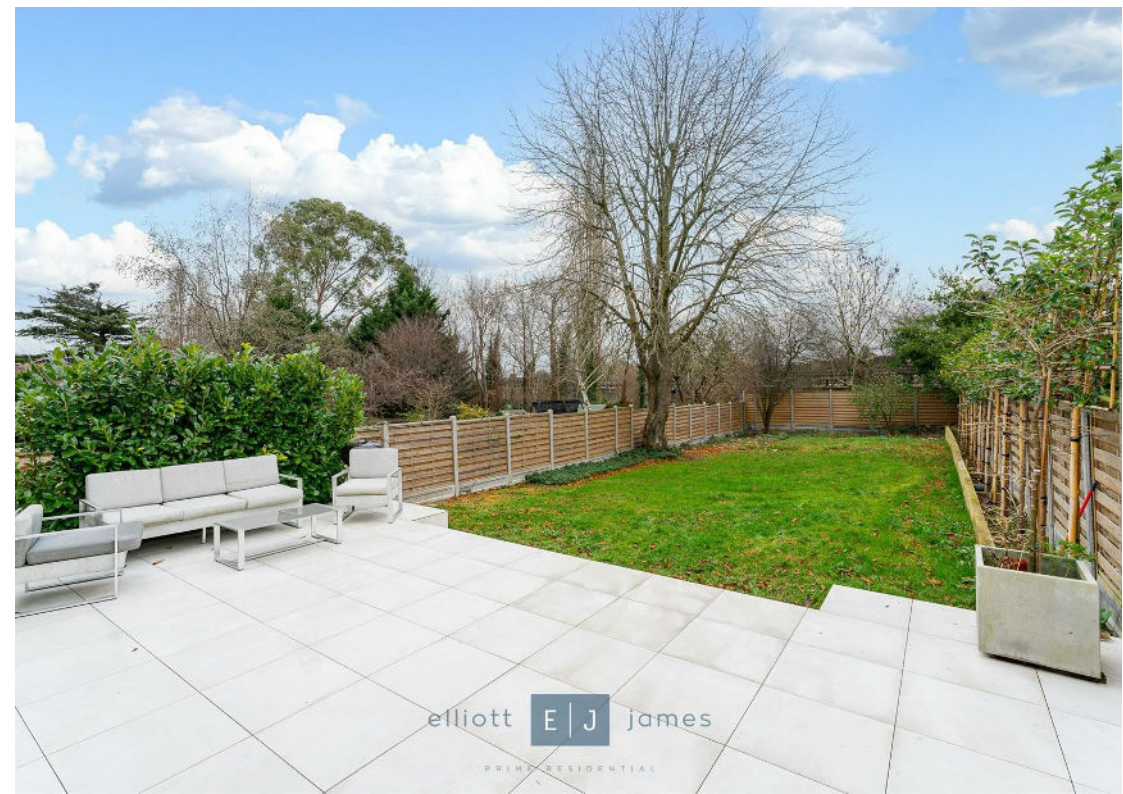
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Sqft 1591.00 sq ft	Type House - Semi-Detached	Style Modern
Bedrooms 2	Receptions 2	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest	Tax Band F

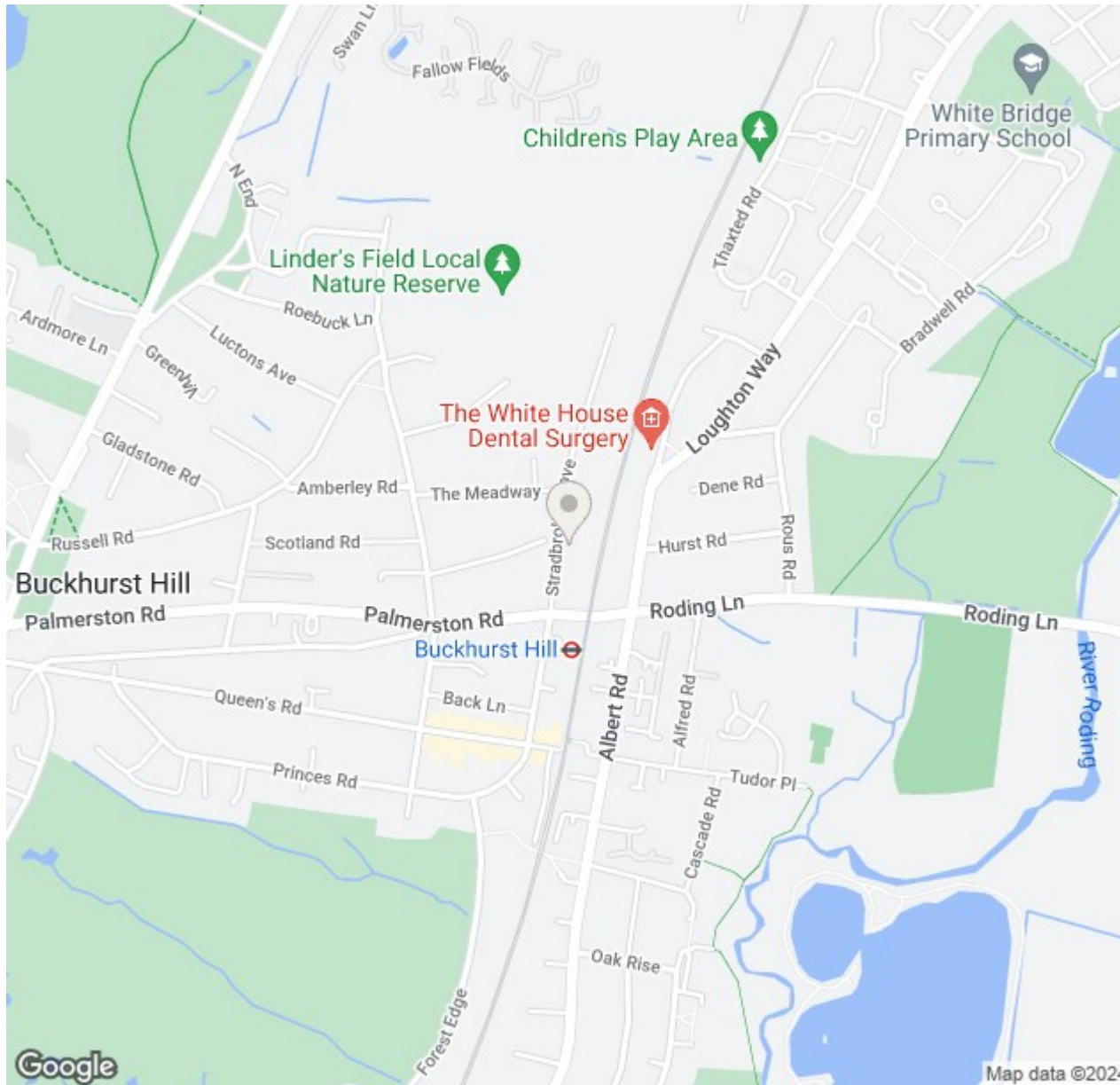
# PLANS



GROSS INTERNAL AREA  
FLOOR 1: 1067 sq. ft, 99 m<sup>2</sup>, FLOOR 2: 524 sq. ft, 49 m<sup>2</sup>  
TOTAL: 1591 sq. ft, 148 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>			80
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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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