



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

P R E S E N T S

Little Plucketts Way, Buckhurst Hill



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## Little Plucketts Way, Buckhurst Hill

“ The Elliott James team are delighted to offer to the market this superb 6-bedroom detached family home offering an unrivalled location and almost 3,400 sq ft of immaculate accommodation. This property is offered to the market CHAIN FREE. Little Pluckett's Way is one of the area's most premier cul-de-sacs and is within half a mile of Buckhurst Hill Central Line Station, Linder's Field Nature Reserve and Queen's Road with its vast selection of fashion and social amenities as well as a Waitrose supermarket. This area also offers several well-regarded state and private schooling opportunities.

The accommodation is arranged over two floors with the ground floor comprising of grand entrance hall, bright and spacious living room with dual aspect windows, family tv room, modern cloakroom, formal dining room, modern kitchen with integrated appliances and mood lighting, breakfast room with double doors leading into the garden and separate utility room with access into the capacious integral double garage.

The first floor offers a bright open landing, principal bedroom suite with fitted wardrobes, double bedroom with en suite, a further two double bedrooms one of which benefits from fitted wardrobes, single bedroom with fitted wardrobes, a large study and a spacious modern family bathroom with rainfall shower and large bathtub.

The property is accessed via an illuminated paved carriage driveway and features a beautiful front garden with laid to lawn. To the rear, the property benefits from a beautifully landscaped garden featuring spacious patio perfect for BBQs and alfresco dining, laid to lawn, and planted borders with a variety of plants and shrubberies.

An early viewing is highly recommended and 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.



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.



**Heidi Foster MNAEA**

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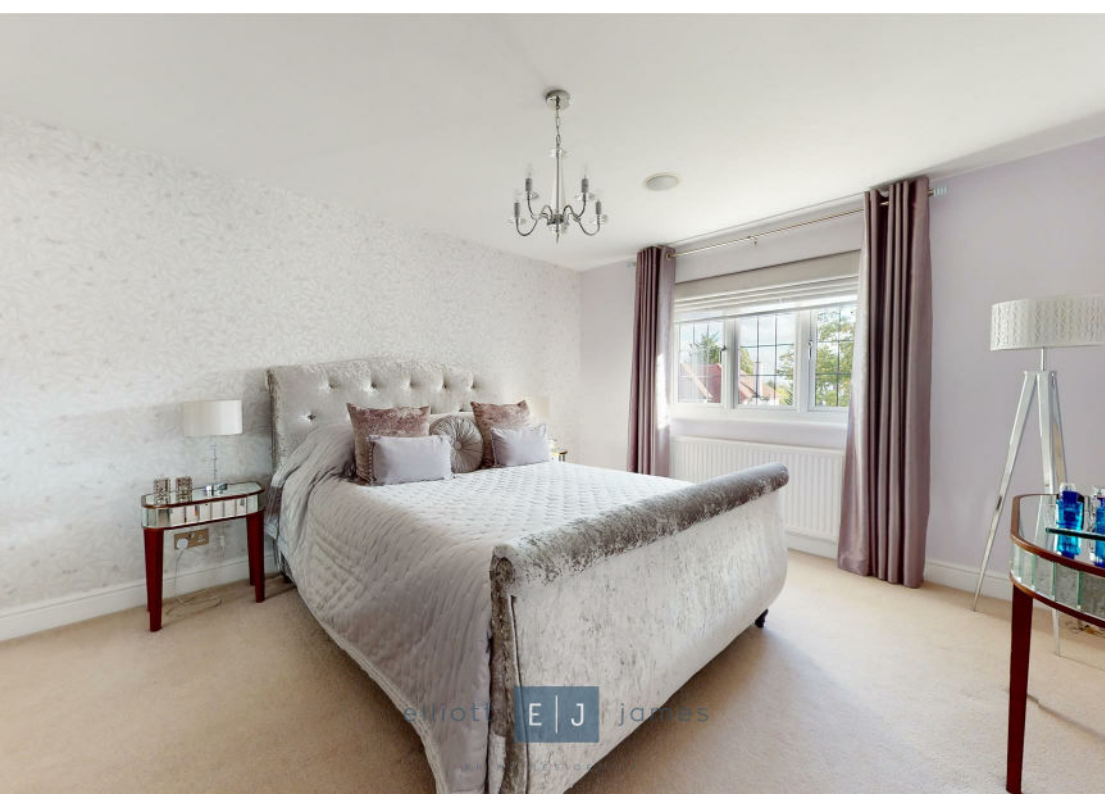
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Sqft 3384.00 sq ft	Type House - Detached	Style Modern
Bedrooms 6	Receptions 3	Bathrooms 3
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band H

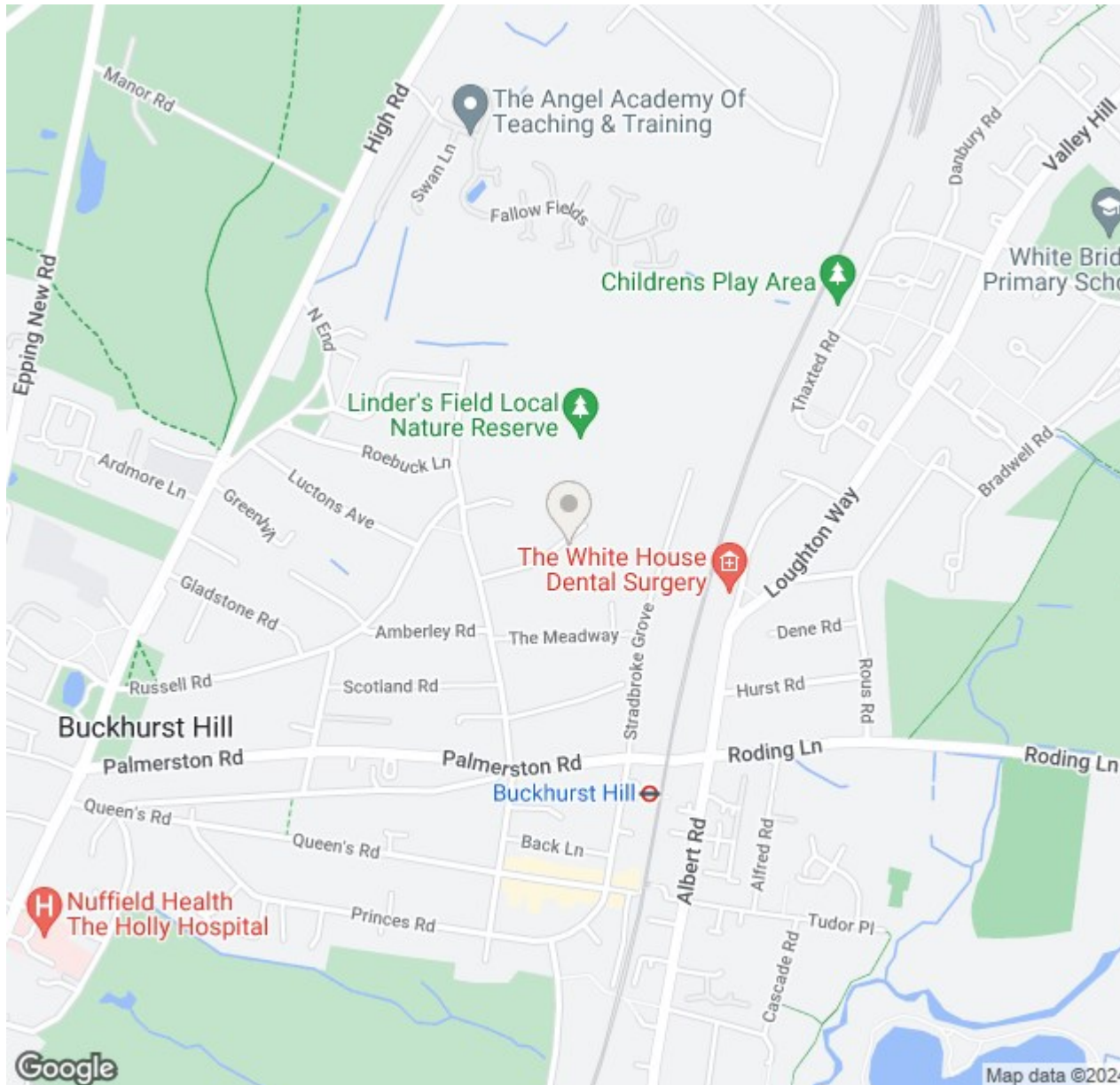
# PLANS



GROSS INTERNAL AREA  
 FLOOR 1: 1417 sq. ft, 132 m<sup>2</sup>, FLOOR 2: 1632 sq. ft, 152 m<sup>2</sup>  
 GARAGE: 335 sq. ft, 31 m<sup>2</sup>  
 TOTAL: 3384 sq. ft, 314 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>		69	79
(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			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

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