

## **Whitehall Lane, Buckhurst Hill IG9 5JG**

**Guide price £1,150,000**

Birchills Estate Agents are extremely proud to present the Sales market, this beautiful 5 double bedroom family home in premier Buckhurst Hill.

This beautiful home offers 5 double bedrooms, 3 of which benefiting from an En-Suite shower room, with a further family bathroom with a separate shower cubicle all on the first floor.

The attic also has laminate flooring and is central heating throughout.

The ground floor of this amazing home boasts 3 reception rooms, a huge kitchen with a breakfast Island, a downstairs WC and a very bright conservatory that leads onto the private garden.

This fabulous home also benefits a vast driveway and a garage for extra secured parking.

Please call Birchills office today to arrange an early viewing - we expect this home to sell very quickly.

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**Entrance Hall**  
15'5" x 13'1" (4.7 x 4)



**Conservatory**  
15'8" x 11'1" (4.8 x 3.4)



**Reception 4**  
16'8" x 8'2" (5.1 x 2.5)



**Reception 1**  
20'11" x 16'0" (6.4 x 4.9)



**Garage**  
16'0" .13'1" (4.9 .4)



**Reception 2**  
13'9" x 10'2" (4.2 x 3.1)



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**Kitchen & Dining**  
25'11" x 14'9" (7.9 x 4.5)



**Double Bedroom 2**  
15'5" x 11'5" (4.7 x 3.5)



**Kitchen & Breakfast**  
14'9" x 11'5" (4.5 x 3.5)



**En-Suite Shower Room 1**  
5'2" x 4'11" (1.6 x 1.5)



**Utility Room**  
7'6" x 4'3" (2.3 x 1.3)



**Family Bathroom**  
9'3" x 7'2" (2.84 x 2.20)



**Double Bedroom 1**  
13'9" x 11'5" (4.2 x 3.5)



**Double Bedroom 3**  
20'11" x 8'6" (6.4 x 2.6)



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**En-Suite Shower Room 3**  
5'2" x 5'2" (1.6 x 1.6)



**Landing**  
19'4" x 10'2" (5.9 x 3.1)



**Double Bedroom 4**  
12'1" x 8'10" (3.7 x 2.7)



**Attic**  
19'0" x 11'5" (5.8 x 3.5)



**En-Suite Shower Room 3**  
5'10" x 4'11" (1.8 x 1.5)



**Double Bedroom 5 - Office**  
11'5" x 9'2" (3.5 x 2.8)



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## Garden



## Shed 9'6" x 7'6" (2.9 x 2.3)

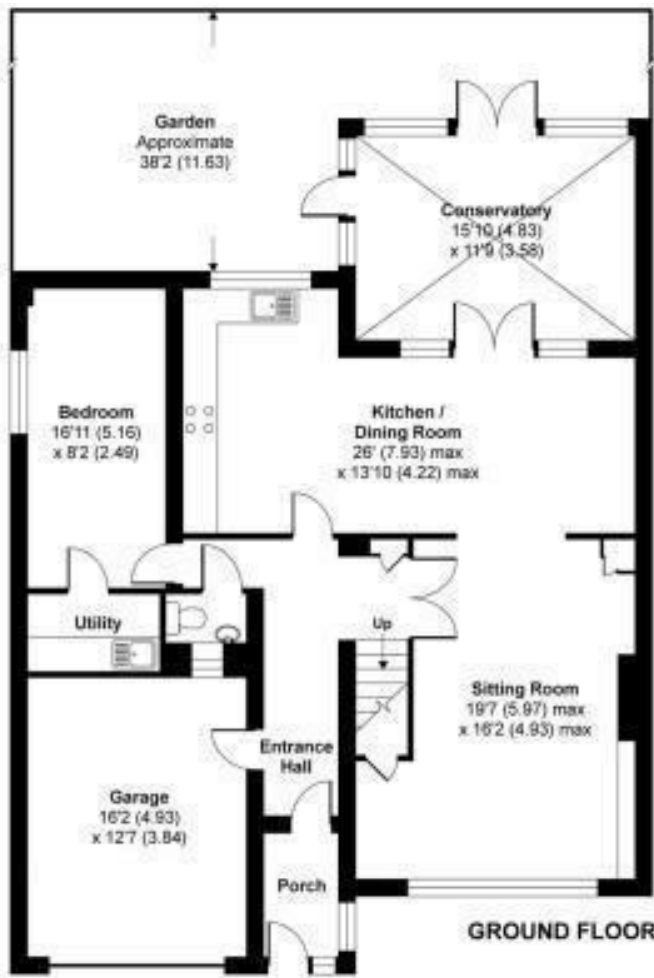


## Downstairs WC 4'3" x 3'11" (1.3 x 1.2)

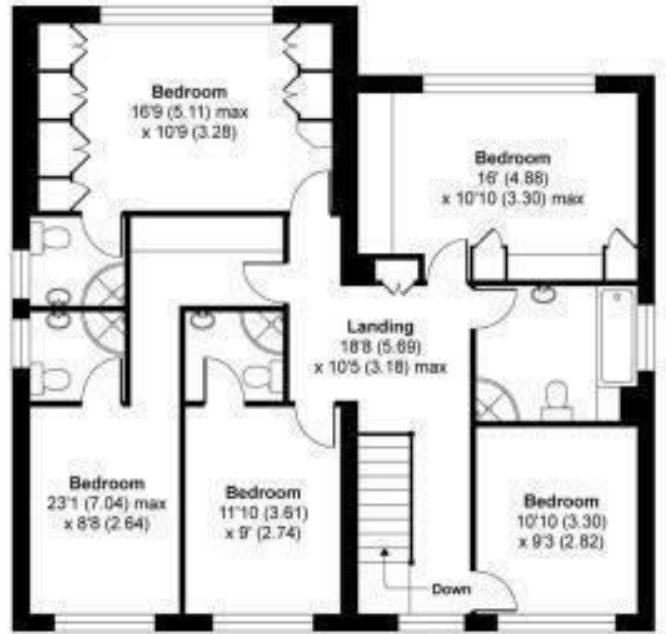


## Porch 6'10" x 4'3" (2.1 x 1.3)





GROUND FLOOR



FIRST FLOOR

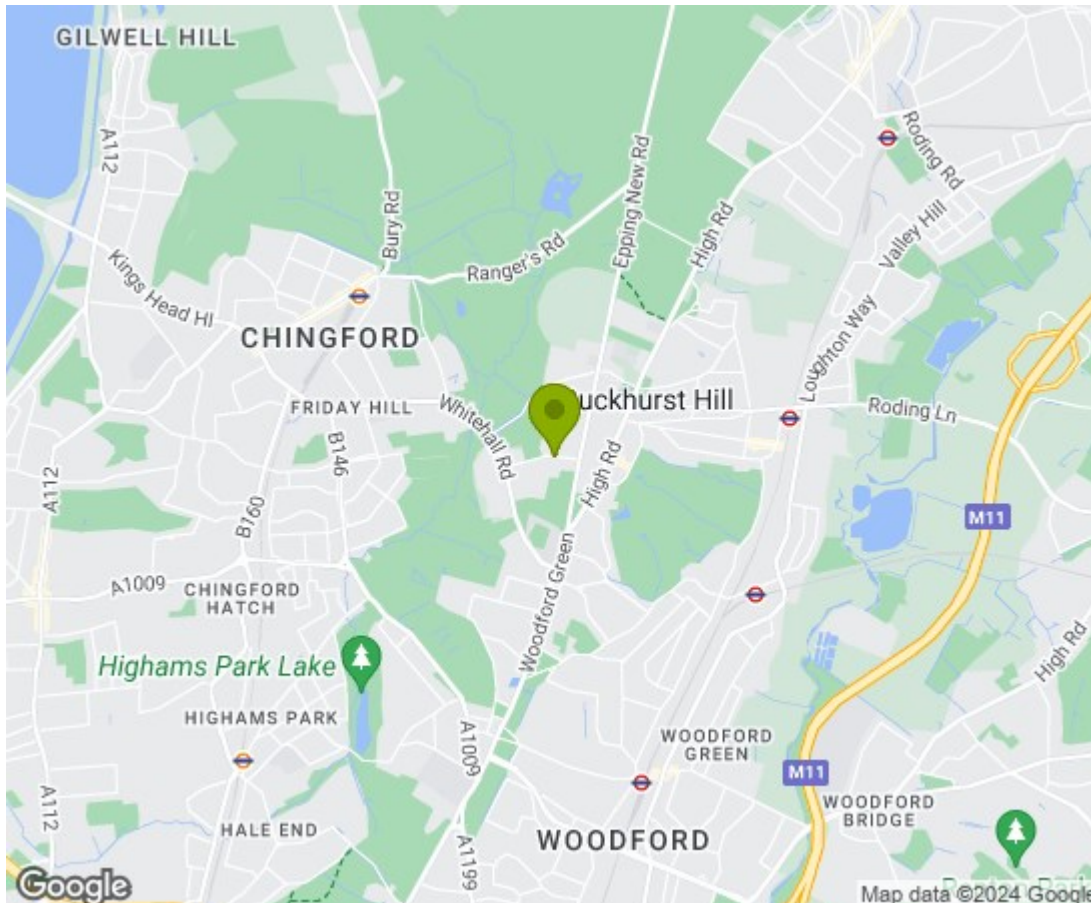


GROSS INTERNAL FLOOR AREA 2550 SQ FT 236.9 SQ METRES (INCLUDES GARAGE)

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		75
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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>		71
(55-68) <b>D</b>	57	
(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		

