



## GLADSTONE ROAD, BUCKHURST HILL, IG9

### GUIDE PRICE £600,000 Freehold

Three Bedroom House | Semi-Detached | Private Rear Garden  
| Side Access | Through Lounge | Modern Fitted Kitchen |  
Newly Installed First Floor Family Bathroom | Close To  
Buckhurst Hill Station & Queens Road

- Three bedrooms
- Semi-detached
- South facing garden
- Side access
- Modernised
- Close to Buckhurst Hill station
- Newly installed bathroom

Introducing this charming three bedroom, semi-detached home situated in a sought after location in Buckhurst Hill which falls within the St Johns Church of England Primary School catchment.

Upon entering the front door, you are greeted with a bright and spacious through lounge, perfect for entertaining guests or enjoying quality time with family. The lounge seamlessly flows into a modern fitted kitchen with a range of wall and base units.

Moving upstairs, you will find three generously sized bedrooms and the family bathroom, which is newly refurbished.

To the rear, there is a south facing private rear garden. Bathed in sunlight throughout the day, the garden offers a tranquil retreat. The garden is paved, there is a shed to the rear and it also has side access.

Gladstone Road is located within close proximity to Buckhurst Hill central line station, which provides easy access into London, as well as all local amenities on Queens Road.

Tenure: Freehold

Garden details: Private Garden

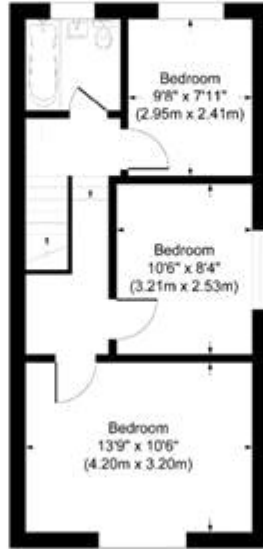




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Ground Floor



First Floor



## Gladstone Road

Approximate Gross Internal Area

Ground Floor = 41.4 sq m / 446 sq ft

First Floor = 40.7 sq m / 438 sq ft

Total = 82.2 sq m / 885 sq ft

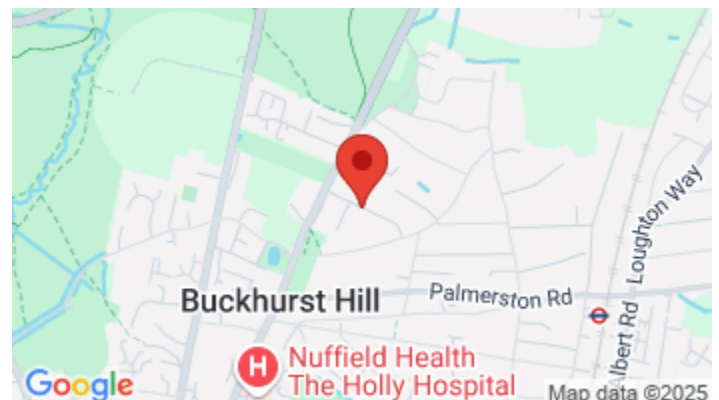
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>63</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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.