



Bush Road, Buckhurst Hill, IG9

£563,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 4

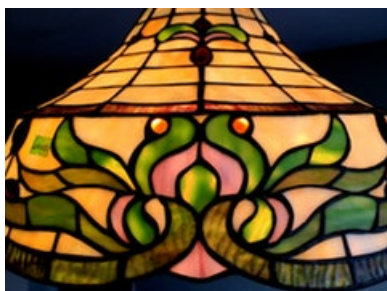
Period House with glorious views, backing onto beautiful green space. Full of high quality features that will last for decades to come.

Key features:

- Backing onto beautiful green space
- Vaillant Boiler still under warranty
- Real Oak Cabinets
- Aluminium Bi-fold Doors & Windows
- Quartz worktops & Bosch dishwasher
- Composite Decking with Steel Frame 23 year warranty remaining
- Plenty of Period Features
- Plenty of Storage

Extra info:

- **Property Age:** 90 years
- **Council Tax:** Band D (£1537.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



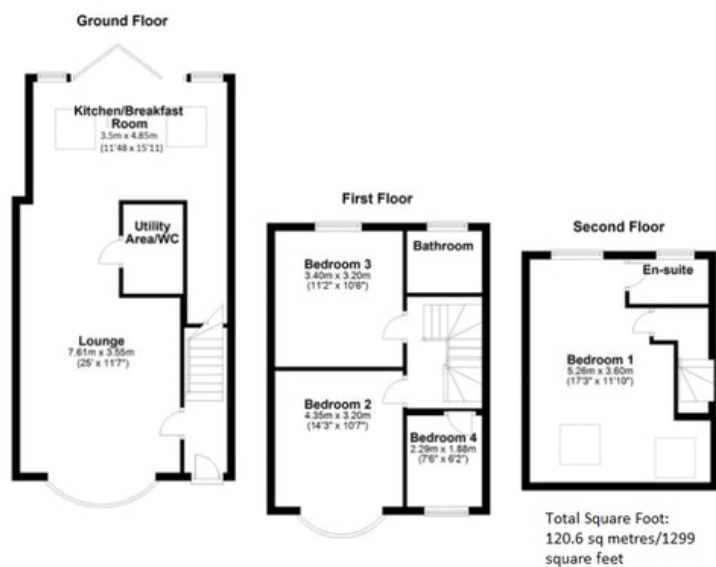
When the owners renovated this property about 2-3 years ago, they had durability in mind. This house is ready to move into, and full of high quality features that will last for decades to come. The kitchen extension has very high ceilings and plenty of light, as well as aluminium bi-fold doors and windows. The kitchen has quartz worktops and windowsills, a rangemaster cooker; and the Bosch dishwasher is nearly new. The boiler is energy efficient and all work has been approved by Gas Safe.

There are original floorboards on nearly all parts of the house, and a loft conversion with real oak floorboards, real oak shelving and an en-suite. Separate laundry room with W.C. provides quietness when you need to do your washing, as well as space to keep your bits and pieces to make your house tidy. The room has a generous worktop and large sink. The garden has several mature fruit trees, and the hard-wood bench will stay. The outbuilding is solid and has electrical connection.

The property benefits from plenty of storage and plenty of period features, such as cast iron fireplaces. Moreover, it has an excellent EPC rating for a period property, which helps you save money on your bills.

Approx gross internal floor area: 120.7 sq metres/1299 square ft (excluding Outbuilding).

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

24, Bush Road, BUCKHURST HILL, IG9 6ER

Dwelling type: Mid-terrace house	Reference number: 8501-7227-0750-1444-4992
Date of assessment: 14 March 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 21 March 2019	Total floor area: 115 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,238
Over 3 years you could save	£ 393

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 228 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 393 over 3 years </div>
Heating	£ 1,743 over 3 years	£ 1,440 over 3 years	
Hot Water	£ 267 over 3 years	£ 177 over 3 years	
Totals	£ 2,238	£ 1,645	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4caf50; color: white;">(92 plus) A</td> <td style="background-color: #8bc34a; color: white;">(81-91) B</td> <td style="background-color: #ffc107; color: white;">(69-80) C</td> <td style="background-color: #ffc107; color: white;">(55-68) D</td> <td style="background-color: #ffc107; color: white;">(39-54) E</td> <td style="background-color: #ffc107; color: white;">(21-38) F</td> <td style="background-color: #e91e63; color: white;">(1-20) G</td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="font-size: 2em;">72</td> <td style="font-size: 2em; color: #0070c0;">85</td> </tr> </table> <p>The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>	Current	Potential	72	85
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G						
Current	Potential											
72	85											

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 222
2 Heating controls (room thermostat)	£350 - £450	£ 81
3 Solar water heating	£4,000 - £6,000	£ 90

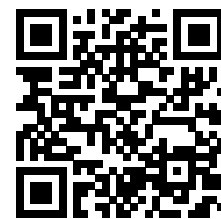
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code