



—dreampad—

20 Almonds Avenue
Buckhurst Hill | Essex | IG9 5JN



Lounge



Buckhurst Hill, Essex - Spacious 2400 Sq Ft Family Home With Large Corner Plot & Gated Rear Access Onto Epping Forest

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Offers in excess of: £999,950

We are delighted to offer for sale this superb, extended residence, located in a wonderfully quiet location within walking distance of the town centre and mainline railway station. The accommodation on the ground floor includes spacious entrance hall, dining room, drawing room, conservatory, cloakroom, good size kitchen/ breakfast room, garage and utility room (which could all be amalgamated to form a extremely large kitchen/ diner). On the first floor the master bedroom enjoys it's own en suite, there are four remaining double bedrooms (two of which with access onto the balcony) and a family bathroom. The property is approached via a driveway offering off street parking for up to five vehicles, leading to garage with up and over door. Gated side access leads to the rear garden which is a very good size and very private, mostly laid to lawn with mature flower and shrub borders, patio area with gated access into Epping Forest.



Kitchen/Breakfast Room



Kitchen/Breakfast Room



Dining Room



Master Bedroom





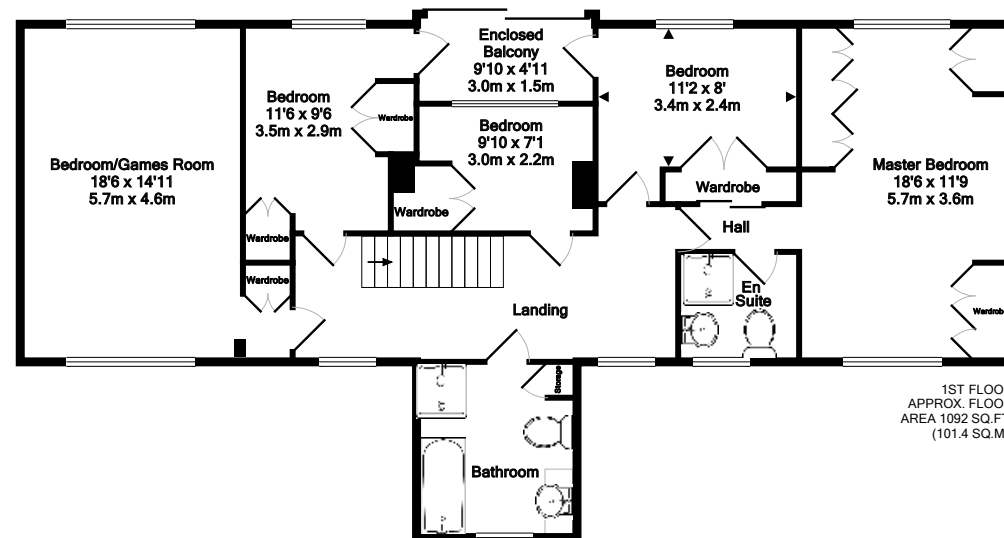
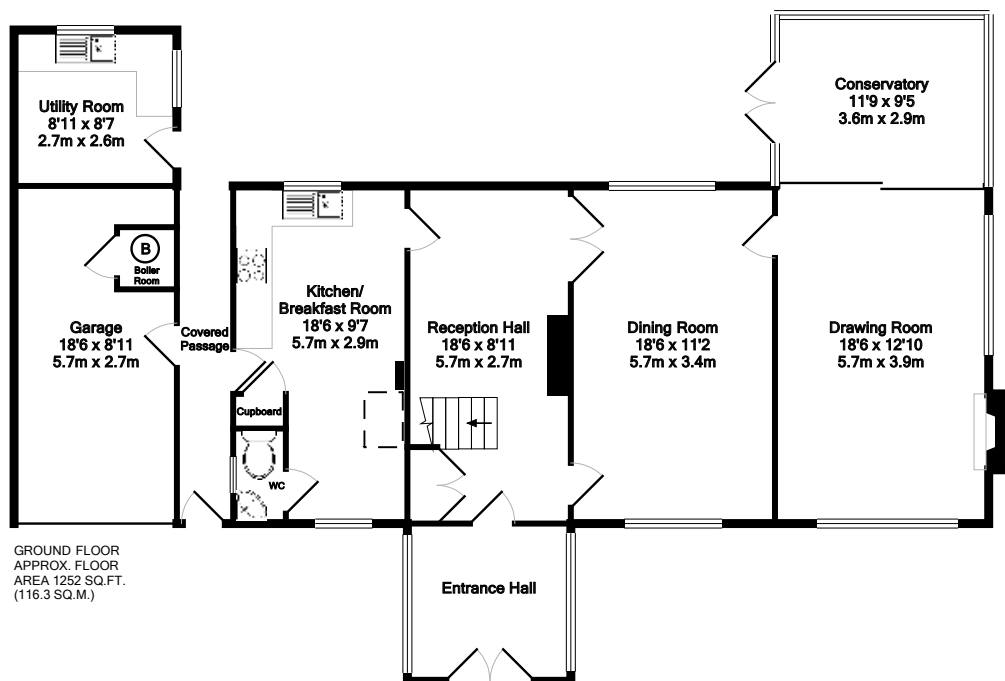
Other Photos



Conservatory



Rear Garden



TOTAL APPROX. FLOOR AREA 2344 SQ.FT. (217.7 SQ.M.)



Transport:	Buckhurst Hill (Central Line) - 1.1 miles A406 - 2.3 miles, M11 (J4) - 3.6 miles
Services:	Mains Gas, Mains Water Supply & Sewerage
Council Tax:	Band G
Local Authority:	Redbridge Council

Important Notice:

Dreampad, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contracts and must not be relied upon as statements of representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Dreampad have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Further Information



Tel: 020 8166 5945
London@dreampad.com
www.dreampad.com

Energy Performance Certificate

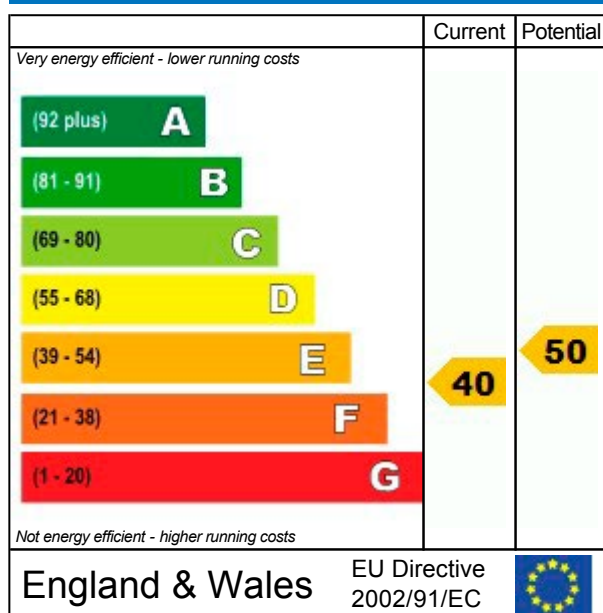


20, Almonds Avenue
BUCKHURST HILL
IG9 5JN

Dwelling type: Detached house
Date of assessment: 26 January 2012
Date of certificate: 28 January 2012
Reference number: 8722-6129-9320-6556-2922
Type of assessment: RdSAP, existing dwelling
Total floor area: 175 m²

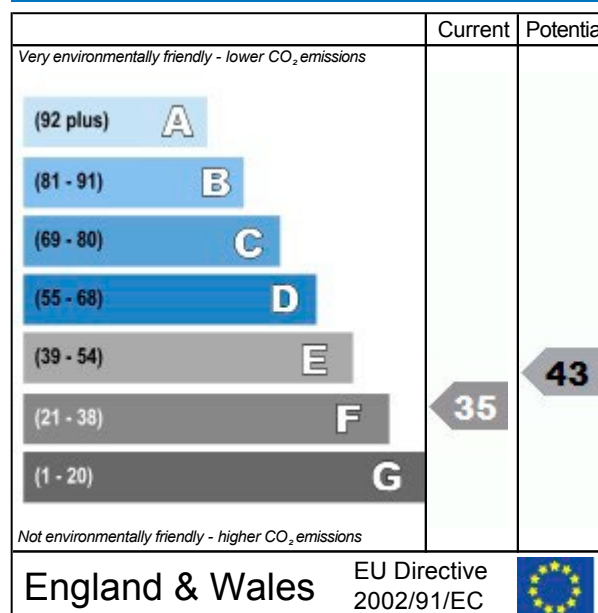
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



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 are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	353 kWh/m ² per year	293 kWh/m ² per year
Carbon dioxide emissions	12 tonnes per year	9.9 tonnes per year
Lighting	£122 per year	£72 per year
Heating	£1,898 per year	£1,609 per year
Hot water	£176 per year	£157 per year

You could save up to £358 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.