



Beechview Drive, High Beech, EN9 3UB

OFFERS IN EXCESS OF  
£1,300,000



## PROPERTY SUMMARY

Nestled in the desirable gated area of Beechview Drive in High Beech, this modern detached house offers an impressive living space of 2,790 square feet, perfect for families seeking comfort and style. Built in 2021, the property boasts contemporary design and high-quality finishes throughout.

Upon entering, you are greeted by two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family time. The layout is thoughtfully designed to provide ample natural light, creating a warm and inviting atmosphere. With five well-proportioned bedrooms, there is plenty of room for everyone, ensuring privacy and personal space.

The property features three modern bathrooms, providing convenience for busy mornings and ensuring that everyone has their own space to unwind. The sleek design and modern fixtures add a touch of luxury to your daily routine.

For those with vehicles, the property offers parking for up to four cars, a rare find in this area, making it easy for family and friends to visit. The outdoor space complements the interior, providing a perfect setting for summer barbecues or simply enjoying the fresh air.

This home is not just a place to live; it is a lifestyle choice, combining modern living. With its prime location, spacious layout, and contemporary features, this property is an excellent opportunity for anyone looking to settle in a vibrant community. Do not miss the chance to make this stunning house your new home.

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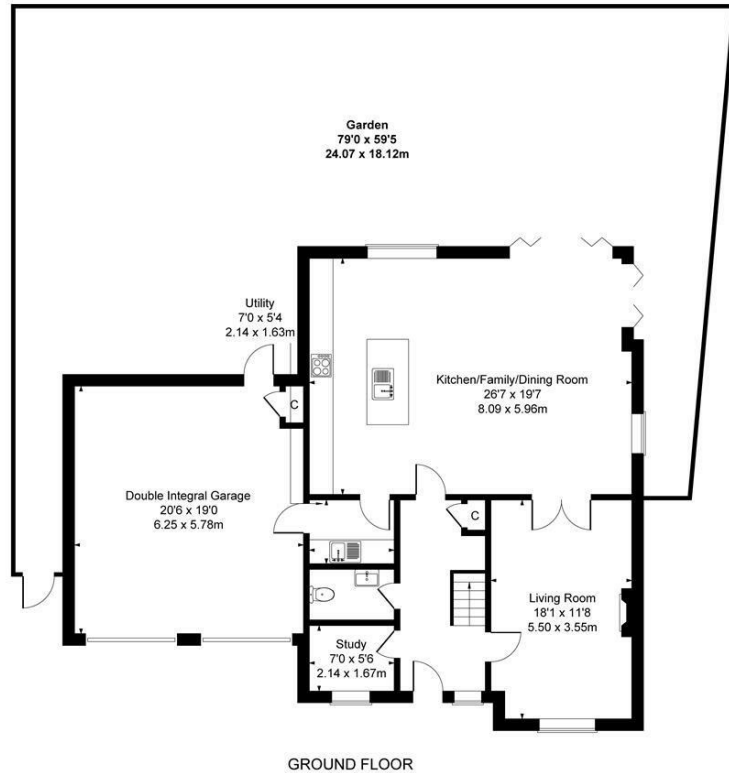






## Beechview Drive High Beech, EN9 3UB

Approximate Gross Internal Area = 223.1 sq m / 2401 ft  
 Garage = 36.1 sq m / 389 ft  
 Total = 259.2 sq m / 2790 ft



SECOND FLOOR

### For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

### LOCAL AUTHORITY

Epping Forest

### TENURE

Freehold

### COUNCIL TAX BAND

G

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>85</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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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