

# BUCKINGHAM ROAD

## HOUSES 1 & 2\*

\* HOUSE NUMBER 2 IS HANDED TO THE PLAN DRAWN

### TOTAL

131.9 SQ.M. 1,419 SQ.FT.



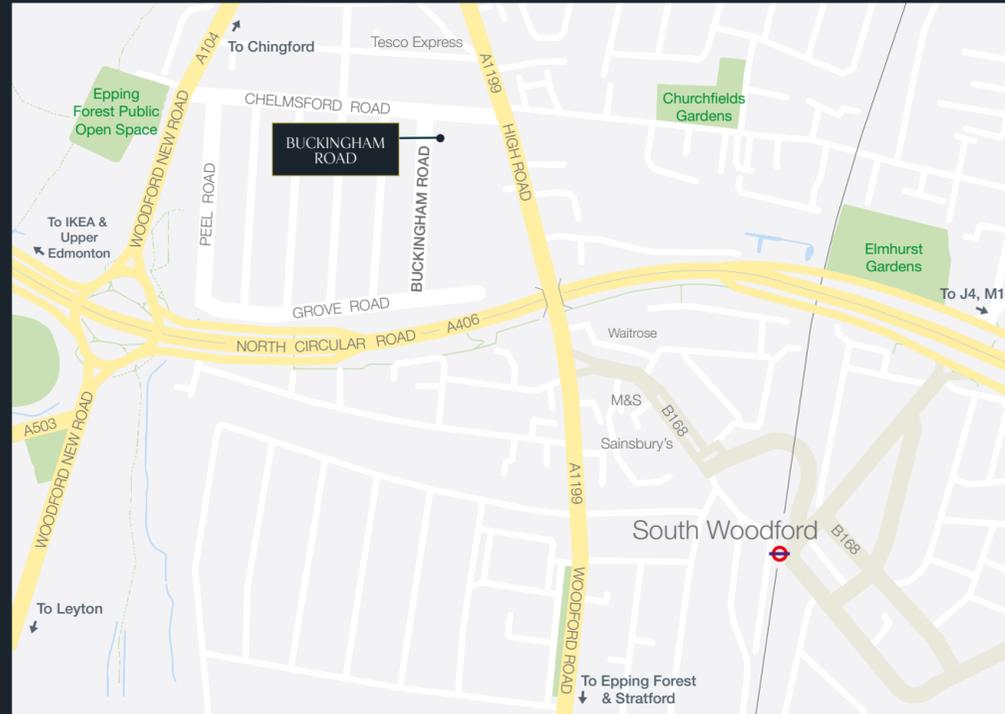
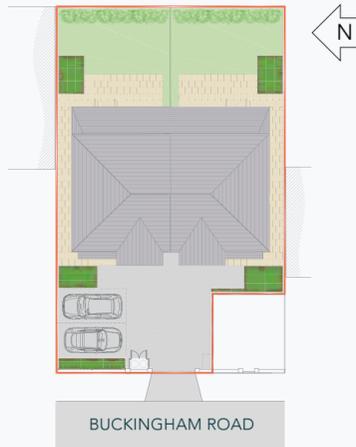
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



BUCKINGHAM ROAD, SOUTH WOODFORD E18

020 8502 5758

SITE-SALES.CO.UK

LIVING ROOM  
4.92m x 3.54m 16'2" x 11'7"

KITCHEN / FAMILY ROOM  
6.31m x 4.80m 20'8" x 15'9"

BEDROOM 1  
5.90m x 5.07m 19'4" x 16'8"

BEDROOM 2  
3.88m x 3.36m 12'9" x 11'8"

BEDROOM 3  
4.05m x 3.35m 13'4" x 11'0"

BEDROOM 4  
2.88m x 1.84m 9'6" x 6'0"



REGENTA  
DEVELOPMENT



SITESALES  
PROPERTY GROUP

TWO LUXURY 3 BEDROOM HOUSES  
IN THE DESIRABLE VILLAGE  
OF SOUTH WOODFORD.

The information in this document is indicative and intended to act as a guide only as to the finished product. Accordingly, due to Regenta's policy of continuous improvement, the finished product may vary from the information provided. All computer generated images (CGI) used in this brochure are for illustrative purposes. They are not intended to provide an actual forecast or impression of the measurement, dimensions, layout, placement, context and/or finishes of the buildings, premises or landscaping. They should not be relied upon as true or accurate. This information does not constitute a contract or warranty. Floor plans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances may differ. Doors may swing in the opposite direction to that shown on selected houses. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used to calculate space for items of furniture. Total areas are provided as gross internal areas and are subject to variance. Buckingham Road is a marketing name and does not form part of the approved postal address. All information is believed to be correct at the time of going to print in June 2019. Please speak to our Sales Consultant for further information.



## LIVING AT BUCKINGHAM ROAD

Regenta Development are excited to present two beautifully finished three bedroom homes, enviably located between leafy Epping Forest and the eclectic buzz of the shops and restaurants that South Woodford's prestigious George Lane has to offer.

### LUXURY BUILT IN

Each home combines style and practicality, featuring clever, concealed lighting and attractive, understated décor as well as the latest appliances and fittings. In the streamlined, fitted kitchen a Bosch dishwasher and washer/dryer sit beneath the ample work surfaces. The

en suite bathroom boasts contemporary units, attractive tiling and has a hint of traditionalism in some of the features. Living areas are light, bright and open, with plenty of opportunities to establish your own sense of style.

There's generous storage throughout and, outside, you'll have a stunning patio and garden space to enjoy the English Summer.

## ATTENTION TO DETAIL

### GENERAL

- Premier build warranty
- Smooth painted walls, ceilings and woodwork
- Solid wood external door with chrome ironmongery
- Moulded internal Oakfield 4 panel doors, with shaped scroll latch ironmongery
- White UPVC / double-glazed Sash Windows
- Laminate oak flooring throughout downstairs (except W/C) and living space
- Victronic plain carpet to bedrooms, stairways and landing
- Paved driveway
- Bosch washer/dryer

### KITCHEN

- Contemporary fully fitted kitchens with under unit lighting\*
- Bosch ceramic 4 zone induction hob with touch controls
- Bosch fully integrated dishwasher
- Bosch integrated fridge/freezer
- Bosch built in electric multifunction oven with combi multifunction microwave oven
- Bosch chimney extractor
- Silestone worktop and upstand
- Under mounted stainless steel bowl with chrome mixer tap and draining grooves
- Brushed steel sockets and switches
- Downlights

### BATHROOM, ENSUITE & CLOAKROOM

- Contemporary white sanitaryware and chrome mixer taps
- Large format contemporary tiles to floor
- Thermostatic showers
- Downlights
- Mirror to bathrooms
- Chrome heated towel rails
- Shaver sockets
- Extractor fans

### HEATING & ELECTRICITY

- TV points to living areas and all bedrooms
- Sky Q provision to TV points
- Telephone point to living area, all bedrooms and hallway
- Downlights to all bedrooms
- Pendant lighting to office/nursery, living room and hallway
- Gas central heating



- White sockets and switches
- NEST automated heating system throughout

### SECURITY

- Mains powered smoke detectors
- Provision for mains fitted alarm

### OUTDOOR SPACE

- Laid to lawn
- Paved patio area
- Side gate entrance to all houses
- Secure bike shed to each unit

\* Speak to a member of the sales team for more information on Kitchen unit colours

## THE RIGHT PLACE TO BE

Buckingham Road is a bespoke set of Victorian-feel, new build houses set in the heart of South Woodford Village.

A perfectly placed pair of 3 bedroom homes, built to a high specification and in keeping with the historic nature of the surrounding residences. A family home on a tree-lined street and, most importantly, the best of local amenities. Travel, culinary delights, greenery and bars to wind down - Buckingham Road is a perfect surrounding for families, young professionals and those looking for a central, yet homely place to live.

### LOCAL AMENITIES

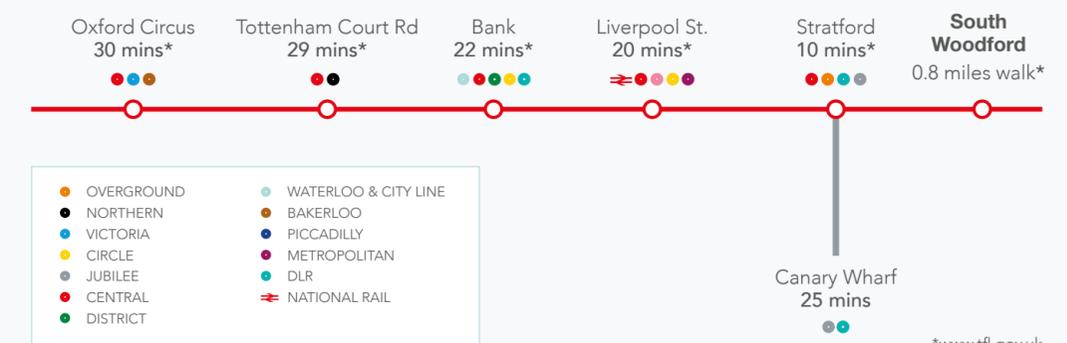
Once of the most prestigious parts of South Woodford is the high street, George Lane. Just a short walk from Buckingham Road and you are surrounded by an abundance of boutique shops, supermarkets, restaurants and bars. Interior design specialists sit alongside fashion boutiques and jewellery stores. Even better, once your local options have been exhausted, jump on a train from South Woodford, where you can reach Liverpool Street in a mere 19 minutes.

### AT YOUR LEISURE

Living in South Woodford, everything is within easy reach. A local cinema, excellent library complete with its own gym, together with welcoming pubs and bars. Stratford, offering Westfield Shopping Centre with its world-class shops and all the legacy sports and leisure facilities from the 2012 Olympic Games, is only a short distance away.



In the other direction, the natural beauty and tranquillity of Epping Forest and the countryside of Essex is on your doorstep. Its charming village-like feel and rambling walks, all close to hand. Is it town, or is it countryside? South Woodford is in an ideal location, where you enjoy the best of both worlds and this East London location feels far more rural than the E18 postcode might suggest.



\*www.tfl.gov.uk