



**CHURCHILL**  
estates



# Brancepeth Gardens, Buckhurst Hill

Guide Price £1,000,000

Tenure : Freehold

Floor Area : 1862.00 sq ft

Local Authority : Redbridge

Council Tax Band : F

Bedrooms : 5

Receptions : 2

Bathrooms : 2

| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           |                                                                                                               |
| (81-91) <b>B</b>                            |           | <b>81</b>                                                                                                     |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            | <b>64</b> |                                                                                                               |
| (39-54) <b>E</b>                            |           |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| England & Wales                             |           | EU Directive 2002/91/EC  |



Set on this sought after tree lined turning, Brancepeth Gardens, is this imposing five bedroom detached home spanning approximately 1800sqft and arranged over three floors has been seamlessly extended by the current owners creating an inviting and spacious family home. For families, you are conveniently positioned for the areas excellent range of state and independent schools, as well as also being just a short walk from Bancrofts School. The vibrant Queens Road's boutique shops, cafes, restaurants and Waitrose Supermarket are also located nearby. Both Buckhurst Hill Central Line and Chingford Mainline Stations, offering direct access to the City and West End, are also within easy reach.

Internally, the ground floor comprises a sizeable entrance hall boasting original parquet flooring and downstairs WC. To the front of the property, a seperate front reception which is generous in size boasts its original bay window flooding plenty of natural light. To the rear of the property, a convenient second reception leads into the open plan area which occupies the 'L' shaped kitchen diner and is a perfect place for everyday living and entertaining. From here you have access into well maintained rear garden measuring approx 60ft by 40ft and boasts a covered patio, extensive lawn and mature borders. The first floor comprises four double bedrooms, a family bathroom and separate shower room. The top floor includes a further bedroom and a study.

EPC Rating: D

Redbridge

Council Tax Band: F

Further benefits include off street parking for multiple cars, attached garage and side access.







- Five Bedroom Detached Home
- Downstairs WC
- Two Receptions
- 60ft by 40ft approx Mature Rear Garden
- Tree Lined Turning
- Queens Roads Amenities & Central Line Station Located Nearby
- Off Street Parking For Multiple Cars
- 'L' Shaped Kitchen Diner
- Conveniently Located to Forest and Popular Schooling
- Two Bathrooms

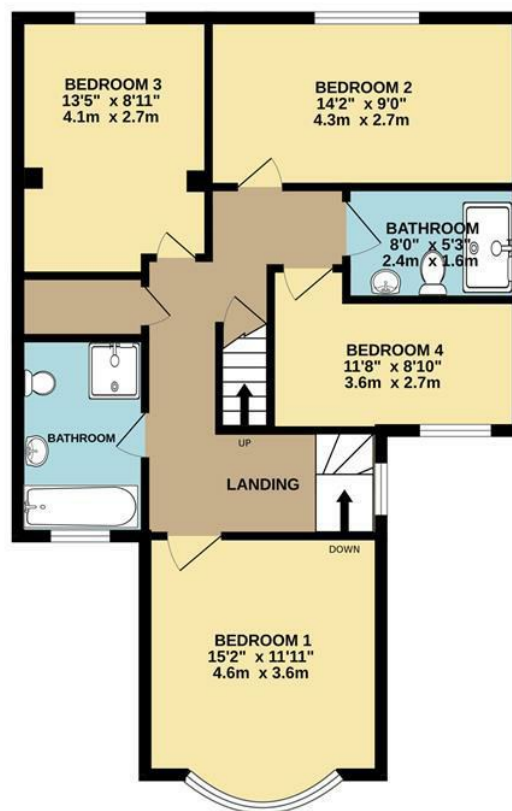




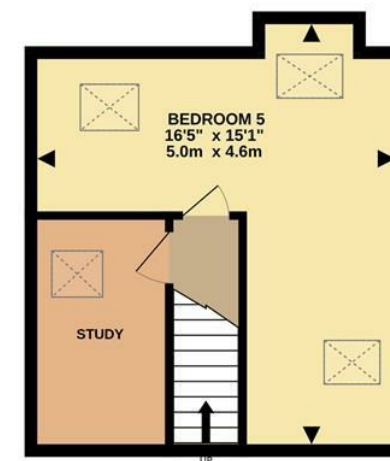
GROUND FLOOR  
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR  
655 sq.ft. (60.8 sq.m.) approx.



2ND FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 1862sq.ft. (173.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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