



**CHURCHILL**  
estates





# Brook Road, Buckhurst Hill

Guide Price £815,000

Tenure : Freehold

Floor Area : 1410.00 sq ft

Local Authority : Redbridge

Council Tax Band : F

Bedrooms : 3

Receptions : 2

Bathrooms : 2



## Energy Efficiency Rating

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            | <b>81</b> |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   | <b>62</b>                  |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |







Nestled against the picturesque back drop of Epping Forest, this unique and rarely available three-bedroom semi-detached family home which is perfect for anyone looking for scenic views of the forest while remaining conveniently located close to highly rated schools and nearby to both Buckhurst Hill's Queens Road and Chingford's Station Road, giving you access to a long list of amenities and both stations.

Located next to The Retreat Park Residential Home Estate, the property stands against the edge of Epping Forest, giving you outstanding views and unparalleled access to woodland walks while providing complete privacy and a quiet and peaceful feel. The property is accessed via a shared electronic gate and provides off-street parking for multiple cars. Round to the side provides access to the property and a patio with a glass balustrade where you can sit and enjoy private views of the forest. Internally, the property provides a spacious feel as soon as you step in and comprises a dining room and a living room with access into a conservatory, both overlooking the rear garden, with a gate to the rear leading you directly into the forest. The kitchen offers plenty of storage and worktop space, and a convenient utility room/WC completes the ground floor. On the first floor, there are three bedrooms, all generous in size, with the master bedroom benefiting from an en-suite and a family bathroom complete with a separate shower. On the second floor, a loft room with Velux windows provides extra space if needed.







WHITE HART  
LANE N17  
TOTTENHAM HOTSPUR FOOTBALL CLUB







- Guide Price £815,000 - £835,000
- Picturesque Views of Forest
- Utility Room/Downstairs WC
- En-Suite to Master Bedroom
- Conveniently Located to Local Amenities & Stations
- Off-Street Parking for Multiple Cars
- Three bedrooms
- Semi-detached
- Loft Room









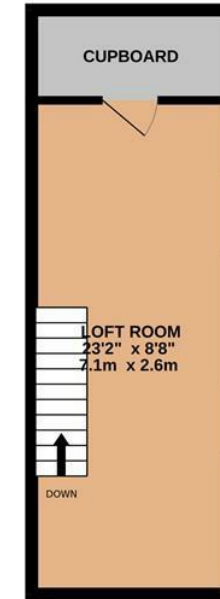
GROUND FLOOR  
686 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



2ND FLOOR  
239 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA : 1410sq.ft. (131.0 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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