



Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

D

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



william rose

Brancepeth Gardens, IG9

Approximate Gross Internal Floor Area : 166.1 sq m / 1787 sq ft (Excluding Garage)
Approximate Gross Garage Area : 12.4 sq m / 133 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 14/1/2025



10 Brancepeth Gardens, Buckhurst Hill, IG9 5JL

Offers In Excess Of £1,000,000

- 5 bedroom extended and well maintained
- Reception hallway
- Gallery landing
- Garage
- Close to forest and popular schooling
- Good size rear garden
- Large kitchen diner
- Off street parking and garage
- Popular residential cul-de-sac

10 Brancepeth Gardens, Buckhurst Hill IG9 5JL

An exceptional opportunity to acquire this 5-bedroom detached family home, situated in a prestigious area of Buckhurst Hill on a generous plot. This charming property features a garage, a spacious front driveway, and nice rear garden. Conveniently located near sought-after schools and the scenic Epping Forest.

 5

 2

 3

 D

Council Tax Band: F



Property Information / Disclaimer

A beautifully spacious and cherished five-bedroom detached home, nestled in a quiet cul-de-sac, perfectly positioned near a selection of excellent state and independent schools. This attractive property boasts a generous plot featuring a delightful 60-foot rear garden, an integral garage, and ample off-street parking.

Buckhurst Hill is a sought-after area for families, thanks to its outstanding state and independent schools. This home is just a short stroll from Bancrofts School. The vibrant Queens Road, with its boutique shops, cafes, restaurants, and a Waitrose Supermarket, is conveniently nearby. Both the Central Line and Chingford Mainline Stations, offering direct access to the City and West End, are within easy reach. The area also offers abundant leisure activities, with Epping Forest within easy walk.

Spanning at 1787 sqft over three floors, this spacious five-bedroom home is perfect for family living. The ground floor begins with a sizable entrance hall featuring original parquet flooring and a practical guest cloakroom. The front-facing principal reception room, also with parquet flooring and a traditional bay window, provides a cozy retreat. The rest of the ground floor is open-plan, ideal for a growing family. The kitchen is equipped with an extensive range of wood-fronted Shaker-style units and ample storage space, opening into a spacious dining area with French doors leading to the garden patio—perfect for entertaining. Beyond the dining area is a lounge featuring a fireplace with a gas coal-effect fire, creating a warm and inviting family room. The first floor offers four well-proportioned bedrooms, a family bathroom, and a separate shower room. The top floor includes an additional bedroom and a study which can be tailored to suit many needs.

The front garden offers ample driveway parking and access to the integral garage, along with a lawned area. The rear garden, approximately 60 feet by 40 feet, features a large, covered patio, an extensive lawn, and mature borders with a mix of trees and shrubs.

FREEHOLD
EPC Rating: D
Council Tax Band: F Redbridge

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.