





104 Brook Road Buckhurst Hill, IG9 5FE

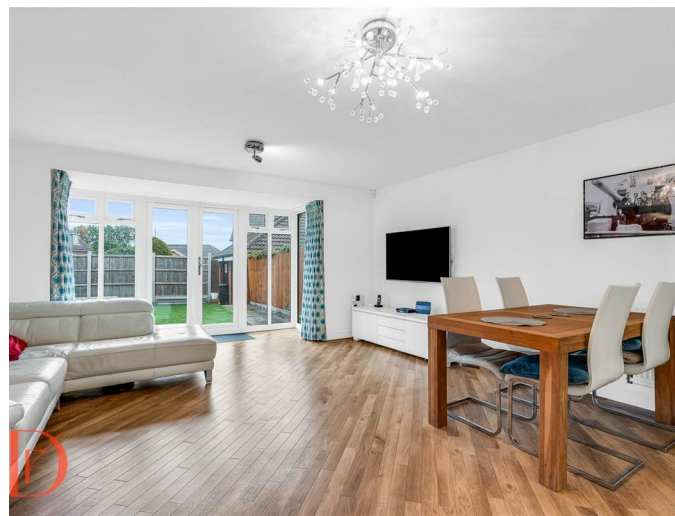
A beautifully presented four-bedroom family home, built in 2012, offering spacious, modern living across three floors. Located within easy access to Buckhurst Hill Central Line Station, Chingford Mainline Station, Queens Road, and Epping Forest, this home seamlessly combines convenience with a welcoming atmosphere.

The flexible accommodation includes four double bedrooms. On the first floor, you'll find two of these double bedrooms along with a modern family bathroom, perfect for guests or family. The top floor hosts a further two double bedrooms, including the bright primary suite with views over the forest and an en-suite Jack and Jill bathroom with doors to the landing. Thoughtfully designed interiors feature a warm entrance hall with wooden flooring, a stylish cloakroom, and a modern kitchen with integrated appliances. The spacious lounge and dining area at the rear opens onto a beautifully landscaped, low-maintenance garden with artificial grass – ideal for both relaxation and family gatherings.

The property also benefits from a generous garage at the rear of the garden, measuring approximately 23 feet by 10 feet, providing parking and storage space. The garage features an electrical roller door for added ease and off-street parking is available directly in front.

Situated near Buckhurst Hill's boutique shops, cafes, restaurants, and Waitrose on Queens Road, this property also enjoys excellent transport links to the M11 and M25. For outdoor and leisure pursuits, Epping Forest, various sports clubs, and the nearby David Lloyd Centre provide abundant options, making this property a perfect choice for active families.

Tenure Freehold
Council Epping Forest





Your Next Chapter

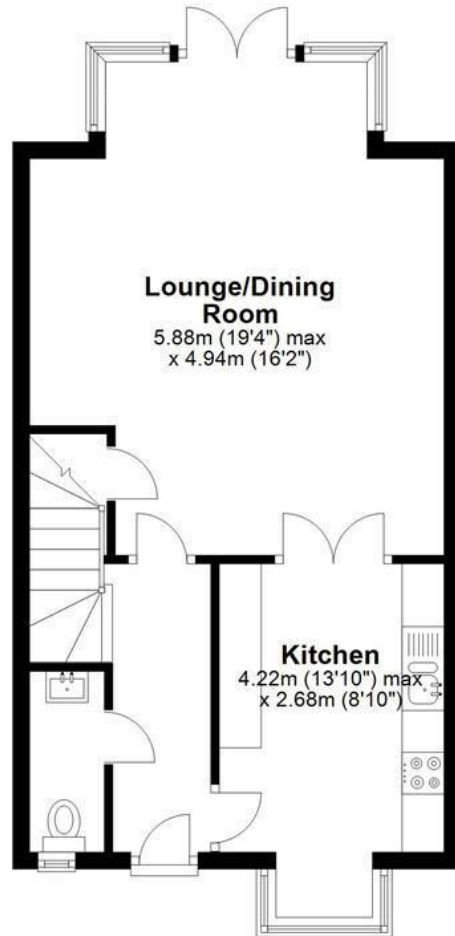


Your Next Chapter



Ground Floor

Approx. 44.9 sq. metres (483.7 sq. feet)



Lounge/Dining Room

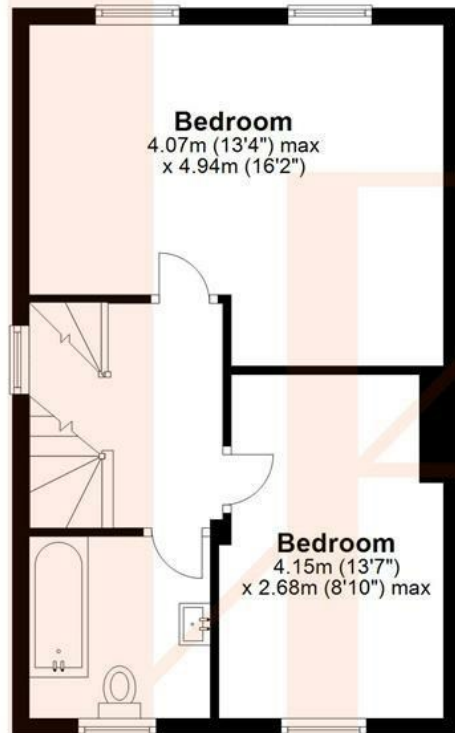
5.88m (19'4") max
x 4.94m (16'2")

Kitchen

4.22m (13'10") max
x 2.68m (8'10")

First Floor

Approx. 40.9 sq. metres (440.5 sq. feet)



Bedroom

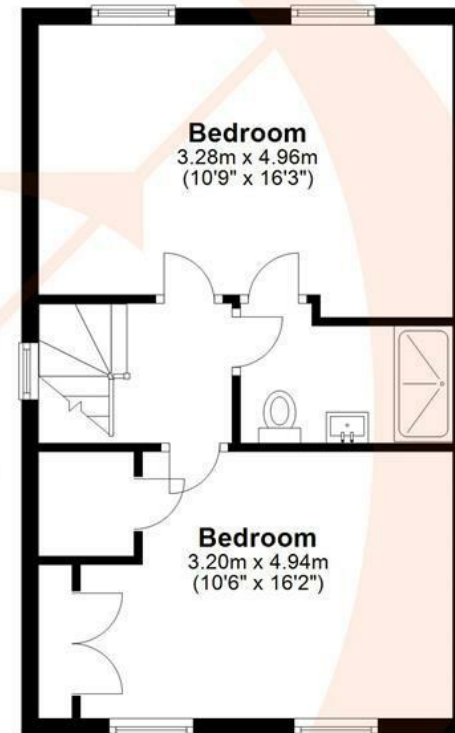
4.07m (13'4") max
x 4.94m (16'2")

Bedroom

4.15m (13'7")
x 2.68m (8'10") max

Second Floor

Approx. 40.9 sq. metres (440.1 sq. feet)



Bedroom

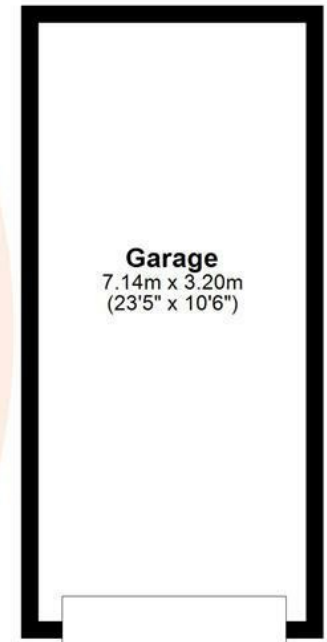
3.28m x 4.96m
(10'9" x 16'3")

Bedroom

3.20m x 4.94m
(10'6" x 16'2")

Outbuilding

Approx. 22.8 sq. metres (245.7 sq. feet)



Garage

7.14m x 3.20m
(23'5" x 10'6")

Total area: approx. 149.6 sq. metres (1610.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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WHY BUCKHURST HILL?

Buckhurst Hill as an area offers everything you need. Queens Road is located in the centre of Buckhurst Hill and covers all essential needs with Waitrose being the main supermarket as well as popular cafes, coffee shops and restaurants. Having Knighton Woods and Roding Valley Nature Reserve on your doorstep is yet another perk of living here. Buckhurst Hill Football Club & Buckhurst Hill Cricket Club are both easily accessible and provide sporting opportunities for the local community. In terms of schools there are a choice of both private and highly regarded state schools in the area.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

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	

