



Brook Road, Buckhurst Hill, IG9

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**Well-presented link-semi-detached house located in the St Johns Primary catchment area. Set over three floors, this property offers over 1,500 sq feet of living accommodation with easy access to Queens Road and Epping Forest.**



## Freehold

- St Johns Primary Catchment
- Off Street Parking With Single Garage
- Over 1,500 sq Feet Of Living Accommodation
- Separate Lounge To The Front
- Short Walk To Queens Road And Epping Forest
- Three Bathrooms
- Principal Bedroom With En-Suite And Dressing Area
- Being Sold with No Onward Chain

Situated in the highly sought-after St. John's Primary catchment area, this well-presented property on Brook Road offers an exceptional living experience in the heart of Buckhurst Hill. Boasting over 1500 sq ft of living accommodation, this home is perfect for families seeking both comfort and convenience.

Upon entering, you are welcomed by a spacious and inviting lounge, ideal for relaxation and entertaining guests. The large kitchen, located at the rear of the property, is designed with both functionality and style in mind.

This charming residence features four generous bedrooms, two of which benefit from en suite facilities, offering privacy and convenience. Each room is thoughtfully designed to maximize space and natural light, creating a warm and welcoming atmosphere throughout.

Additional benefits of this property include street parking and a single garage, ensuring ample space for vehicles and storage. The home's prime location offers easy access to the vibrant Queens Road, known for its array of shops, cafes, and amenities, as well as the tranquil beauty of Epping Forest, perfect for outdoor enthusiasts.







## Brook Road

Approx. Gross Internal Area 141.0 sq. metres (1517.6 sq. feet)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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