

BRANCEPETH GARDENS,
BUCKHURST HILL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Spacious detached family home | Five bedrooms plus study | Open plan kitchen / diner / lounge | Separate sitting room | Family bathroom & separate shower room | Integral garage | Mature 60ft garden | Off street parking for 3 cars | Excellent location for schools and shops | EPC rating / Council Tax band F

Guide Price
£1,200,000



A wonderfully spacious, and much loved, five bedroom detached house which is situated in a quiet turning, ideally positioned for the excellent choice of state and independent schools in area. This attractive house sits on a good size plot with a delightful 60ft rear garden, integral garage and plenty of off-street parking.

Location

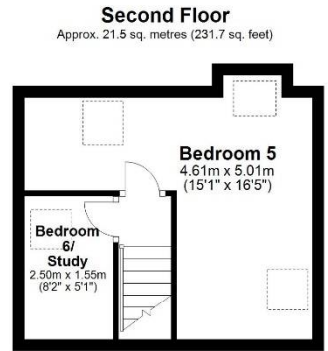
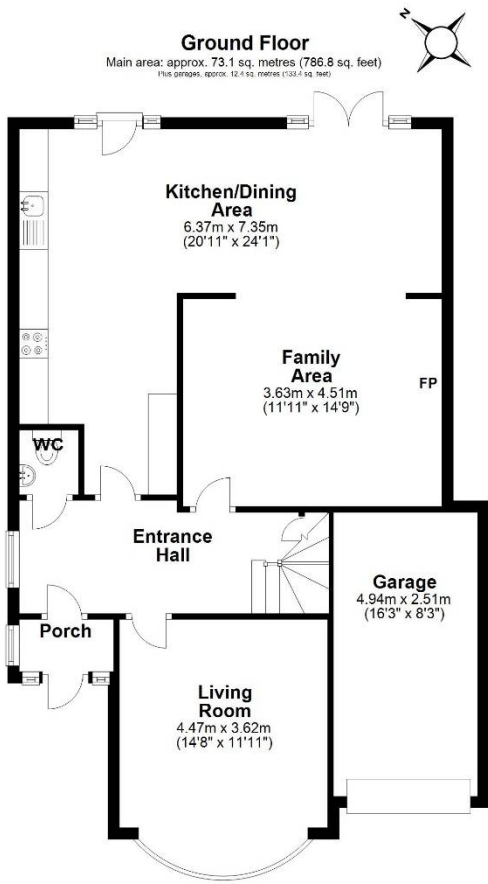
Buckhurst Hill always proves a popular choice for families with its excellent range of state and independent schools, and this house is ideally situated just a short walk from Bancrofts School. Queens Road's boutique shops, cafes, restaurants and Waitrose Supermarket are also nearby, together with the Central Line Station and Chingford Mainline Station with their direct links into the City and West End. The area is also well served for leisure pursuits, surrounded by Epping Forest and with a good selection of tennis, cricket, golf clubs and with a David Lloyd Leisure Centre a short drive away.

Interior

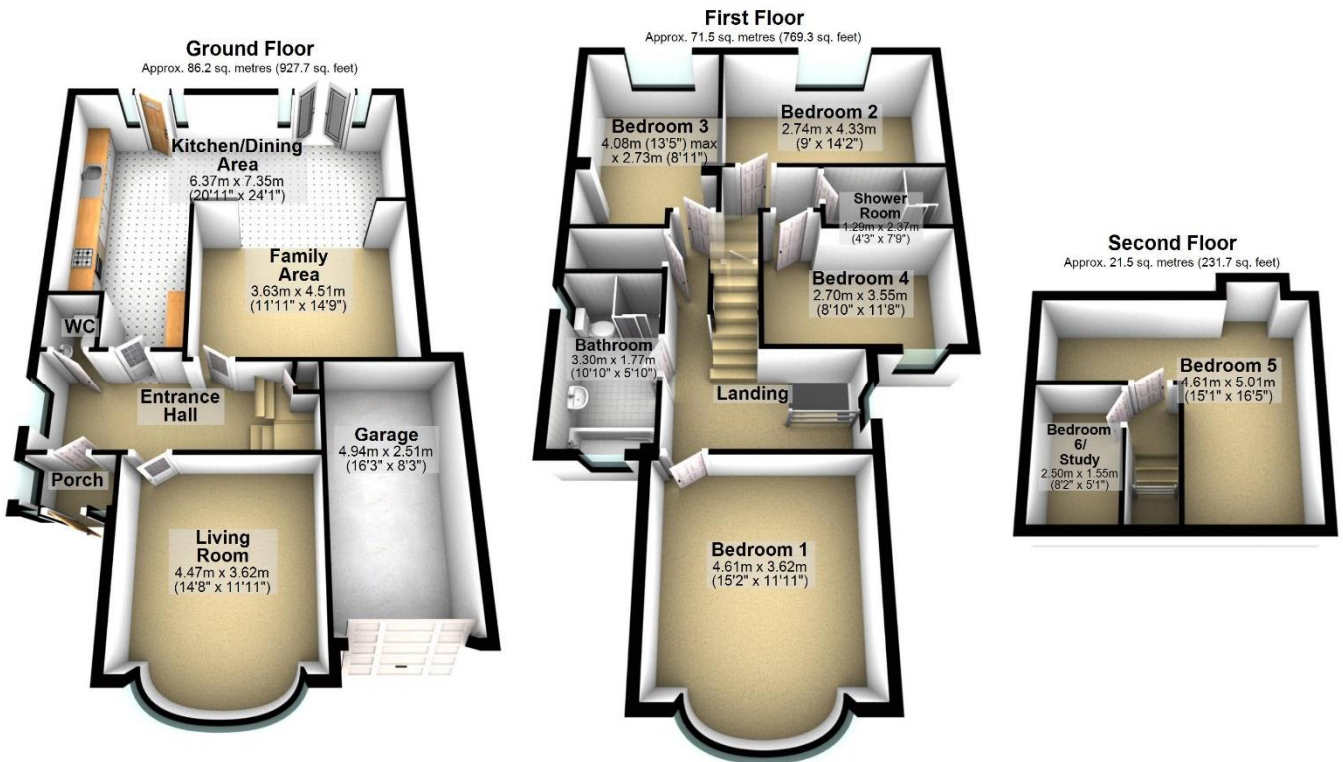
This spacious five bedroom property offers accommodation over three floors, extending to almost 1,800 sq. ft. so perfect family space. The ground floor commences with a good size entrance hall with original parquet flooring and there is a very handy guest cloakroom. The principal reception, to the front aspect, has the same parquet flooring, a traditional bay window, and being separate from the rest of the living space, makes a perfect retreat at the end of the working day. The remainder of the ground floor is more open plan, perfect for any growing family. The kitchen area is fitted with an extensive range of wood fronted Shaker style units with ample space for appliances and storage alike. This opens to a spacious dining area, with French doors opening to the garden patio, so a great space for entertaining. Further on from the dining area is a lounge area with the focal point being a fireplace with a gas coal effect fire - all in all an excellent "hub of the house". Upstairs on the first floor are four well appointed bedrooms, a family bathroom and separate shower room, and then on the top floor is a further bedroom and a study.

Exterior

The front garden has plenty of driveway parking, giving access to the integral garage, along with a lawned area. The rear garden measures approximately 60ft x 40ft with a large covered patio area, extensive lawn, mature borders with a mix of trees and shrubs.



Main area: Approx. 166.1 sq. metres (1787.8 sq. feet)
Plus garages, approx. 12.4 sq. metres (133.4 sq. feet)



Total area: approx. 179.2 sq. metres (1928.7 sq. feet)

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.
Details Prepared on 4th July, 2023