

BANCROFT AVENUE,
BUCKHURST HILL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Superb four double bedroom detached family home | Beautifully presented throughout | Spacious lounge / dining room onto a conservatory | Integrated kitchen | Further separate reception room | Utility / shower room plus guest cloakroom | Fitted wardrobes to bedrooms | Galleried landing | Brilliant location for schools including Bancroft's | EPC D / Council Tax Band G

Guide Price
£1,100,000

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A wonderfully presented, and much loved, four double bedroom detached house which is situated in a quiet turning, ideally positioned for the excellent choice of state and independent schools in area including Bancroft's.

Location

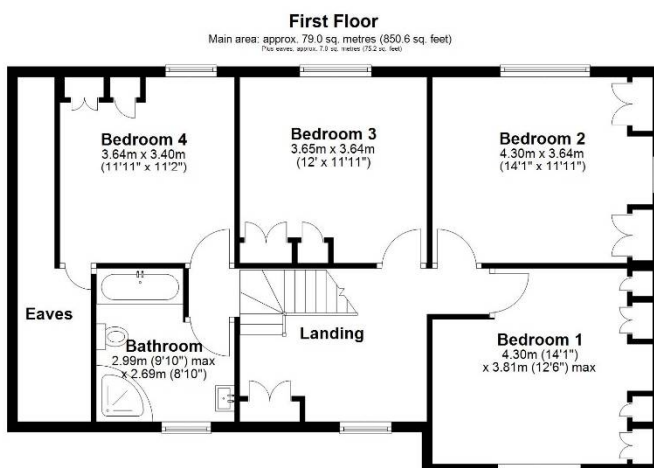
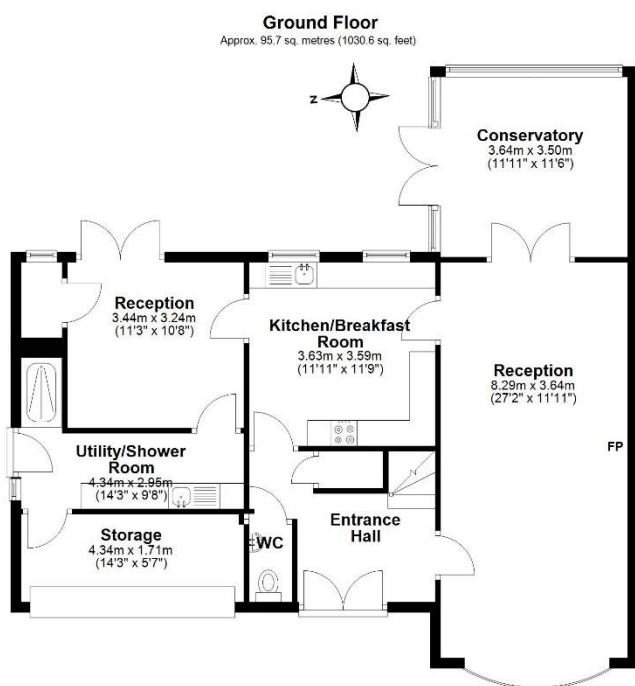
Buckhurst Hill always proves a popular choice for families with a good range of state and independent schools. Queens Road's boutique shops, cafes, restaurants and Waitrose Supermarket are also nearby, together with the Central Line Station and Chingford Mainline Station with their direct links into 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 a David Lloyd Leisure Centre.

Accommodation

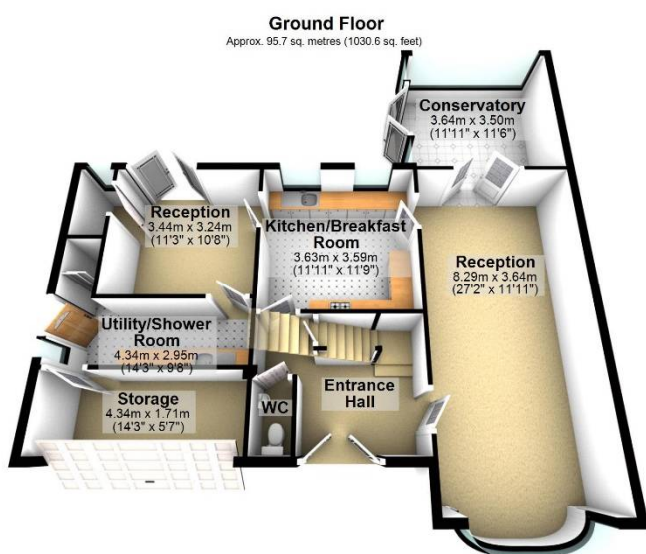
The extensive ground floor accommodation consists of a welcoming, furnishable hall with a stylish guest cloakroom. The lounge / dining room is a particularly spacious room, approximately 25ft. in length, with some nice features including wooden flooring, limestone fireplace with gas fire and a large bay window to the front. There are French doors to the rear opening onto the conservatory which is double glazed with ceramic tiled flooring and a delightful aspect to the garden. The kitchen / breakfast room is fully fitted with a range of cream Shaker style units with contrasting granite worksurfaces. Integrated appliances include a dishwasher, fridge/freezer and double stainless steel oven, and there are plenty of storage options. Off the kitchen is a family room, perfect for a playroom, tv room or study. This room leads into a very useful utility / guest cloakroom with shower cubicle. From the utility room there is internal access to a store room and to the side of the house. A particular feature on the first floor is the light and spacious galleried landing which certainly gives a sense of grandeur. The four bedrooms are generously proportioned, all being doubles with bespoke fitted wardrobes, and beautifully presented. The family bathroom is fitted with a contemporary suite with both bath and separate corner shower and complementary tiling.

Exterior

Outside, there is a lawned front garden with mature shrubs and block paving for two cars. There is an "integral garage" which although no longer car size, offers excellent options for storing bikes and the like. The rear garden is a real treat, approximately 50ft x 30ft, unoverlooked with a backdrop of mature gardens. A well designed space with two patio areas, lawn and raised shrub and flower borders. Perfect for both entertaining and relaxing.



Main area: Approx. 174.8 sq. metres (1881.2 sq. feet)
Plus eaves, approx. 7.0 sq. metres (75.2 sq. feet)



Total area: approx. 181.8 sq. metres (1956.4 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 3rd September, 2024