



Kitchen  
9'10" x 9'8"

Reception Room  
17'2" x 17'4"

WC  
8'2" x 4'11"

Bathroom  
6'11" x 6'4"

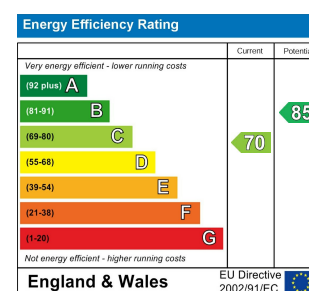
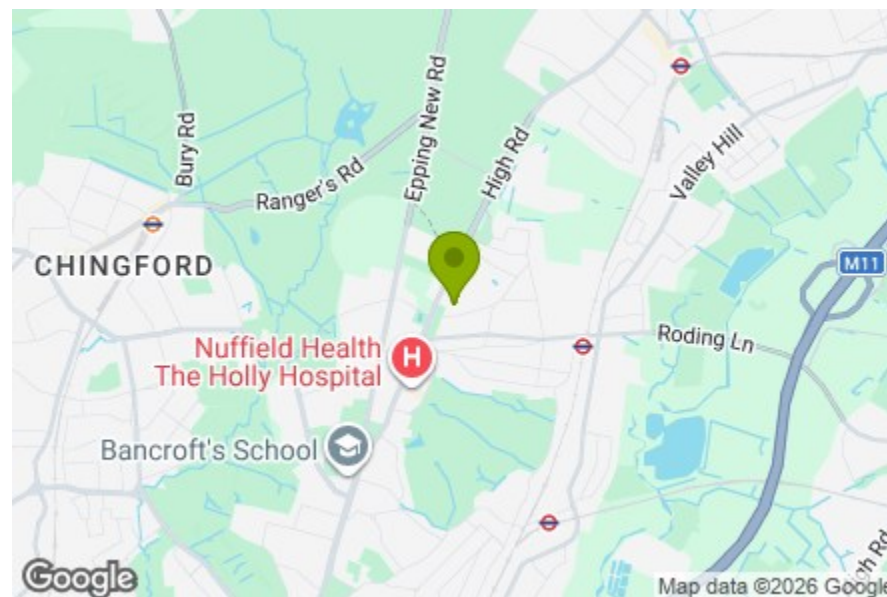
Bedroom  
9'10" x 10'4"

Bedroom  
9'10" x 14'4"

Bedroom  
6'11" x 10'9"

Garden  
17'0" x 68'10"

Garage  
8'3" x 17'5"



## ST. JOHNS COURT, BUCKHURST HILL Offers In Excess Of £575,000 Freehold 3 Bed House



### Features:

- Three Bedroom Semi Detached House
- Newly Fitted Kitchen
- Downstairs WC
- Shared Driveway & Garage
- New Windows Throughout
- Herringbone Wooden Flooring
- Bright & Airy
- Side Access
- Close to Tube Station & Amenities
- Easy Access to Epping Forest

A bright and well-proportioned three bedroom semi-detached home in Buckhurst Hill, with Buckhurst Hill station, Queens Road's shops and cafés, and the green sweep of Epping Forest all close at hand. Set on a quiet cul-de-sac, this is a smart, light-filled house with a newly fitted kitchen, a fantastic sized rear garden, a garage and shared driveway, all in a well-connected spot that still feels calm and residential.

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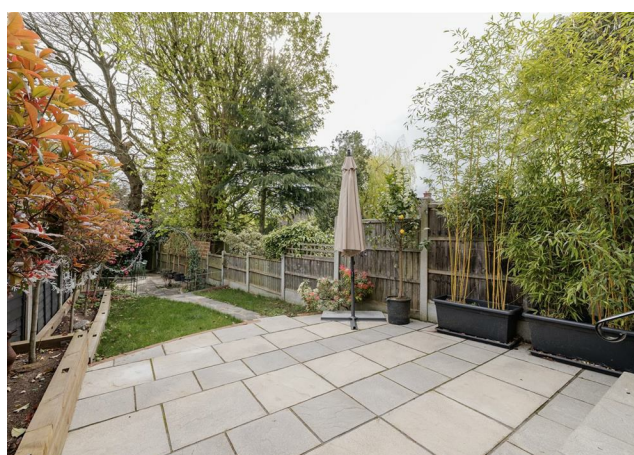
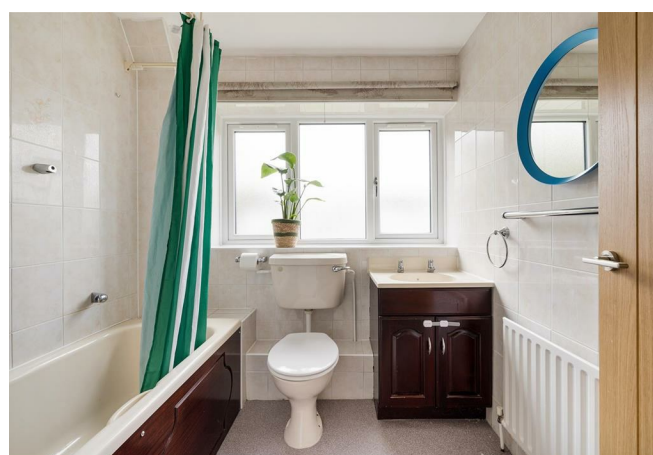
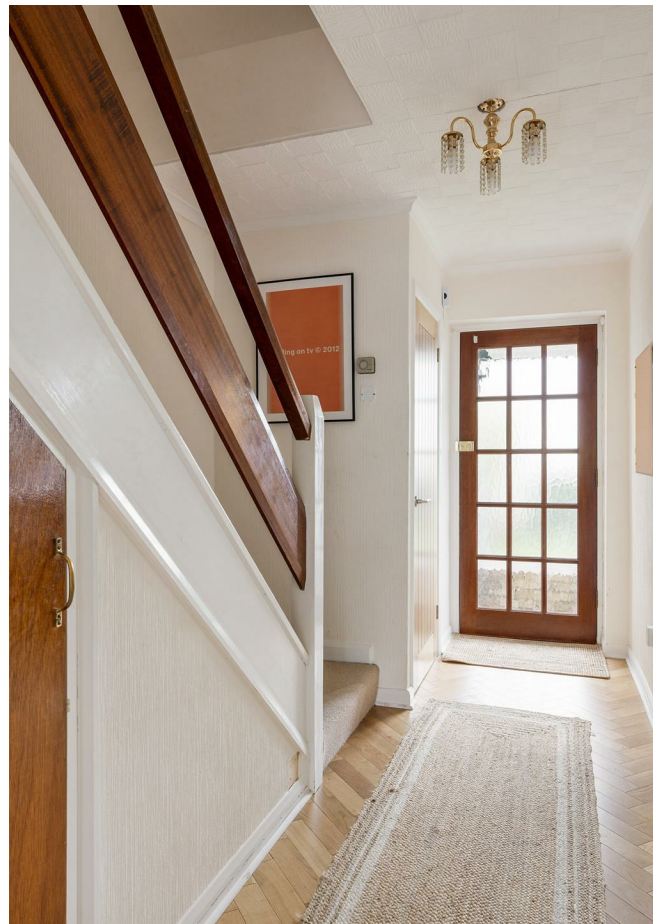
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#### IF YOU LIVED HERE...

Step through the front door and into a handy enclosed porch, a useful buffer before the house opens up into a layout that feels easy to settle into. The ground floor is arranged with a generous reception room to the rear, where herringbone wooden flooring and wide windows give the space a bright, airy feel. There is plenty of room here for both seating and dining, with the garden just beyond bringing in a lovely sense of openness. To the front, the newly fitted kitchen is finished in a deep, contemporary palette with pale worktops and clean lines, while a downstairs WC adds a practical extra note for day-to-day living. New windows throughout also add to the sense of care and finish.

Upstairs, all three bedrooms are on one floor together, which makes the layout especially well suited to family life. Two are comfortable doubles, while the third would work nicely as a child's room, nursery or study depending on your needs. The bathroom sits just off the landing, and the overall feel is spacious and well kept throughout, with new carpets adding a fresh finish underfoot. There is also loft conversion potential, subject to the usual permissions, which offers scope for the future if needed.

Outside, the rear garden extends to almost 70 feet, giving you a great amount of outdoor space for dining, planting or simply taking things slowly in warmer weather. Side access is a welcome detail, and the shared driveway leading to the garage adds useful flexibility too.

#### WHAT ELSE?

- Located on the west side of Buckhurst Hill, the property sits between the village centre and Epping Forest. There's a handy corner shop just a couple of minutes' walk away at the end of the road, while Queens Road offers a wide mix of independent boutiques, cafés, restaurants and larger stores including Waitrose.
- Your new local could well be The Three Colts on Princes Road, a family-friendly gastropub with a solid menu of traditional pub food.
- Green Owl Café and Deli on Queens Road is a favourite for fresh produce, locally sourced groceries and good vegetarian options, while St John's Primary School is also just a short walk away.
- The area is popular with young families and the outstanding St Johns Primary School is a five minute walk away.



#### A WORD FROM THE OWNER...

"Direct access to central London on the central line on weekdays, whilst benefiting from a green, peaceful country lifestyle at home. Buckhurst hill high street has all you could ask for and more, with the bustling and lively Loughton high street less than 5 mins by car or bus. St John's primary school directly opposite the property is one of the most sought after primary school's in Essex, with the very small catchment area no issue due to the proximity. We have made some incredible memories in the area together with our 2 young children, but the house is also perfect for professionals seeking a more balanced lifestyle from central London traffic, noise and pace. The rear side of the house is completely private & peaceful retreat - a very relaxing oasis. We have brought the property up to a high standard with new Kitchen, Real wood flooring, carpets & windows. With the opportunity to still put your own stamp on the house with a new bathroom and many opportunities for extension or development."

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