

Daniel
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5 Knighton Lane Buckhurst Hill, IG9 5HH

Offering generous and versatile accommodation throughout, this substantial five-bedroom family home is ideally positioned in a sought-after location, within walking distance of Queens Road's shops, restaurants and local amenities, and approximately 0.7 miles from Buckhurst Hill Central Line station.

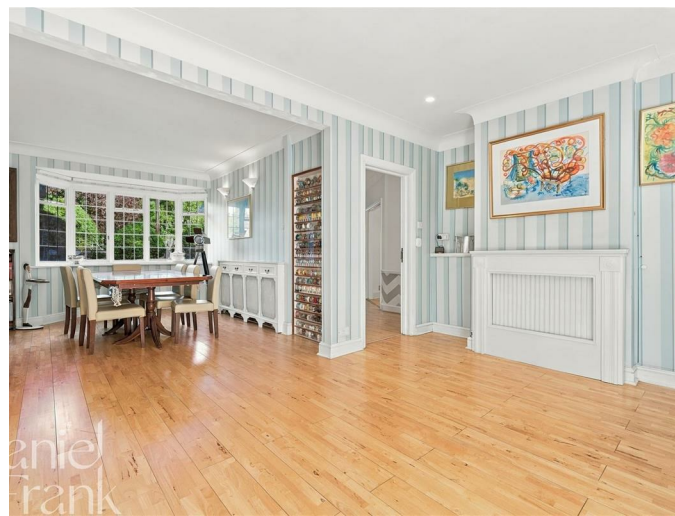
Upon entering, a spacious entrance hallway leads to an impressive living room featuring a characterful fireplace and doors opening directly onto the rear garden. A second large reception and dining room provides an excellent space for family dining and entertaining which flows through to a conservatory at the rear of the property, which enjoys views over and access to the garden. The conservatory leads through to a third large reception room and a modern open-plan kitchen/dining area. A separate home office and ground-floor WC complete the downstairs accommodation.

To the first floor, there are five well-proportioned bedrooms, four of which benefit from their own en-suite facilities. A large family bathroom and an additional separate WC further enhance the practicality of the layout upstairs.

Externally, the property boasts a substantial, well-maintained rear garden, providing ample outdoor space for families and entertaining. To the front, a carriage driveway offers convenient off-street parking.

The location is another key feature, with Buckhurst Hill Central Line station approximately 0.7 miles away, providing convenient connections into London. Queens Road is also within walking distance, offering a variety of independent shops, cafés, restaurants and everyday amenities. For those who enjoy the outdoors, Knighton Woods is close by, providing beautiful woodland surroundings.

Tenure Freehold
Council Epping Forest





Your Next Chapter

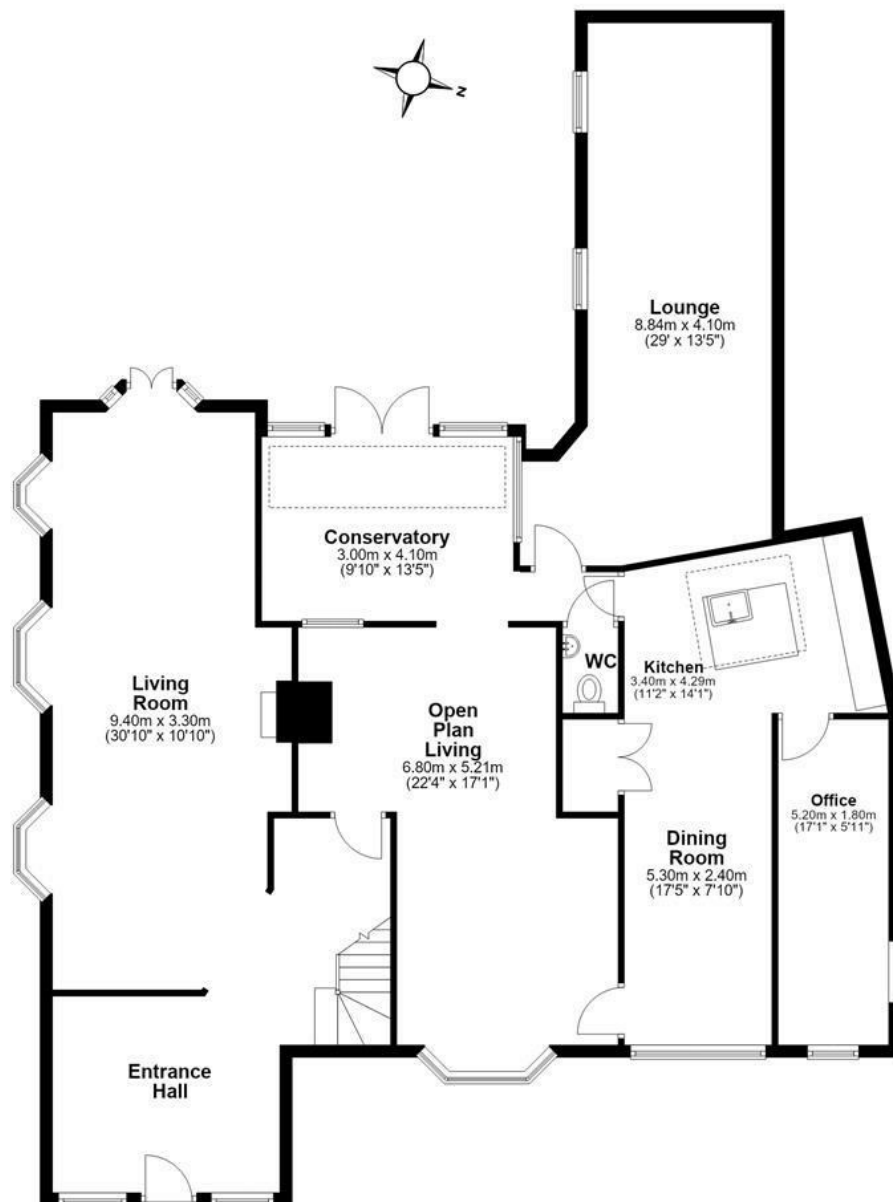


Your Next Chapter



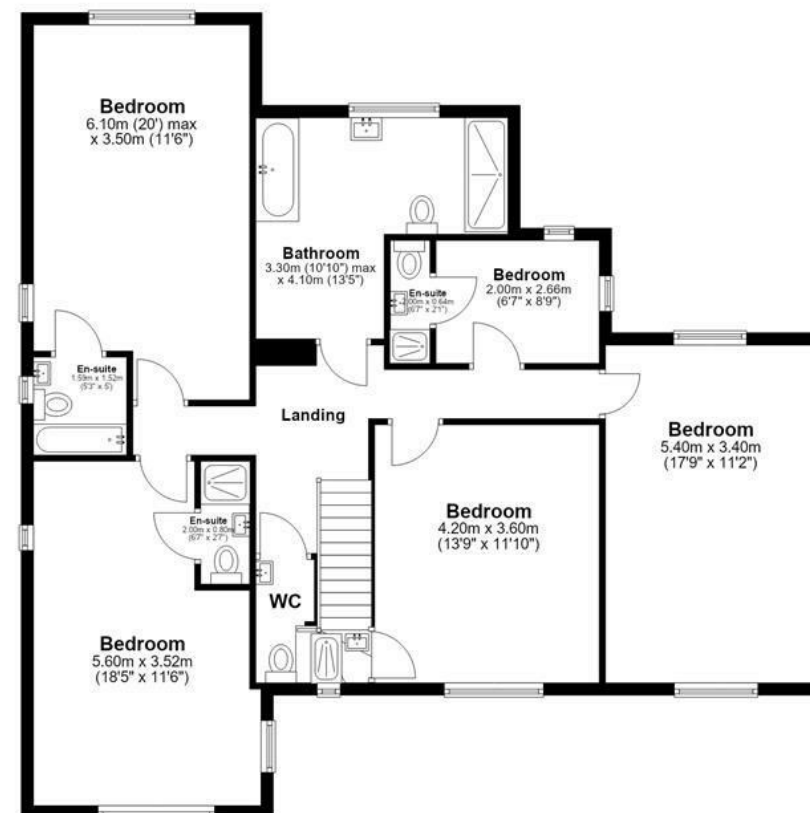
Ground Floor

Approx. 161.7 sq. metres (1740.2 sq. feet)



First Floor

Approx. 112.4 sq. metres (1209.9 sq. feet)



Total area: approx. 274.1 sq. metres (2950.1 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

Knighton Lane



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 is 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. We have 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	67	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

