

BRIAR CLOSE,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Superb end of terrace property | Queens Road & Central Line station on the doorstep | Bright and spacious open plan lounge/diner | Fitted kitchen | Guest cloakroom | Three well appointed bedrooms | Mature rear garden with side access | Garage en bloc | State & Independent schools close by | EPC rating D58 / Council Tax band E

**Offers over
£615,000**



Ideally situated for the cafes, restaurants and boutique shops of Queens Road, along with the Central Line Station, is this bright and airy three bedroom family home. The property is well presented throughout and features a spacious lounge / dining room, fitted kitchen, family bathroom, guest cloakroom, garage, parking and a mature rear garden.

Location

Briar Close is a small cul-de-sac of similar properties situated at the lower end of Princes Road with Queens Road's mix of boutique shops, cafes, restaurants and Waitrose Supermarket a stone's throw away. Buckhurst Hill always proves popular for families with an excellent mix of both state and independent schools, and being surrounded by Epping Forest there are plenty of leisure pursuits close to hand. Transport links are excellent with the Central Line Station a short walk away, with its direct links to the City & West End and for road users the M11 and M25 and routes into London are close by.

Interior

The ground floor commences with a welcoming entrance porch with a guest w/c, opening onto a wonderfully bright and spacious open plan living area. This is an L-shaped room large double glazed windows to the front aspect and sliding patio doors to the rear, looking onto the garden. With its East/West aspects, it creates a wonderfully bright and airy living space. The kitchen is fitted with an extensive range of base and wall mounted units with contrasting work surfaces. There is ample of space for appliances and plenty of storage options. The first floor offers three well appointed bedrooms, served by a modern family bathroom with a white suite.

Exterior

The front garden offers an attractive area of flower beds and to the side of the house is a communal parking area giving access to a garage en block. The rear garden is a good size with a raised patio area for entertaining, lawn with mature borders, a storage shed and pedestrian sideways.

Briar Close IG9

Approx. Gross Internal Area 934 Sq Ft - 86.77 Sq M



Ground Floor

Floor Area 485 Sq Ft - 45.06 Sq M

First Floor

Floor Area 449 Sq Ft - 41.71 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 29/10/2026

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 30th October, 2026

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