



Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	88
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



6 Bradfords Close, Buckhurst Hill, IG9 6ED

Guide Price £700,000

- Guide Price £700,000 - £750,000
- Excellent views
- Good size garden
- Close to Central Line
- Close to popular schooling
- Private gated development
- Balcony
- Quiet location
- Off street parking
- Good condition



Total area: approx. 128.0 sq. metres (1377.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Bradford Close

6 Bradfords Close, Buckhurst Hill IG9 6ED

Set within the exclusive gated development of Bradfords Close, this beautifully family home offers spacious, versatile accommodation arranged over three floors. Built by the highly regarded Shanly Homes in 2009, the property combines contemporary living with the privacy and security of a sought-after residential setting.



Council Tax Band: F



Guide Price £700,000 - £750,000

The heart of the home is the open-plan kitchen which leads to the garden, this space has been designed with modern family living and entertaining in mind. A separate reception room/bedroom provides further flexibility and could be used as a formal bedroom, sitting room, playroom or home office. The ground floor also benefits from a welcoming entrance hall, cloakroom and useful storage.

The first floor offers an elegant reception room with a balcony overlooking the development, which could easily be utilised as an additional bedroom if required. There is also a generous double bedroom and a contemporary family bathroom. The second floor comprises two further well-proportioned bedrooms, a modern shower room and storage. Thanks to its adaptable layout, the property can comfortably accommodate three to five bedrooms, depending on a buyer's requirements.

Externally, the rear garden has been thoughtfully landscaped to provide an attractive and low-maintenance outdoor space, ideal for relaxing or entertaining, with the added benefit of rear access. The property has excellent views to the rear aspect over playing fields and sold chain free.

Bradfords Close is one of Buckhurst Hill's most desirable private developments, offering a peaceful, family-friendly environment whilst remaining within easy reach of local amenities. Excellent primary and secondary schools are within walking distance, while Roding Valley Central Line Station provides direct access into the City and West End. Epping Forest is just moments away, offering miles of beautiful woodland walks, cycling trails and open green spaces, with Bancroft's Rugby Club also close by for sporting and community activities.

This is a superb opportunity to acquire a spacious and highly adaptable family home in one of Buckhurst Hill's premier gated developments.

Disclaimer

FREEHOLD

Service Charge: Approximately £50 per annum (to be verified by your solicitor). Maintenance of the private road, communal lighting, landscaping of the

communal areas and the estate's road insurance. (to be verified by your solicitor)

EPC Rating: B

Council Tax Band: F Redbridge

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.