

BROOK ROAD,
BUCKHURST HILL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Stunning 3/4 bedroom townhouse | Principal bedroom with en suite & air conditioning | Spacious lounge/dining room looking onto the garden | Landscaped low maintenance garden | Garage and parking to rear | Sought after state & independent schools close by | Excellent location for Epping Forest, Queens Road & transport links | EPC rating B81 / Council Tax band F

Price Range
£735,000 to
£750,000



A beautifully presented four bedroom townhouse, ideally situated for St. Johns' Primary School and Epping Forest, with Queens Road and Central Line Station Close by. The house offers spacious, flexible accommodation, perfect for any growing family, with 3/4 bedrooms, en suite shower room, modern kitchen and bathroom and there is a garage with driveway parking to the rear.

Location

Brook Road is an excellent spot, within easy reach of Queens Road with its boutique shops, cafes, restaurants and Waitrose Supermarket along with Buckhurst Hill Central Line Station. The area is well served by transport links with the M11, M25 and routes into London close by and the Central Line gives direct access to the City, West End and Canary Wharf. For leisure pursuits, there is an array of sports clubs, a David Lloyd Centre and Epping Forest for a weekend stroll. Buckhurst Hill always proves a popular choice for families as there is an excellent range of state and independent schools close by, including the sought after St. John's Primary School which is just a short walk away.

Interior

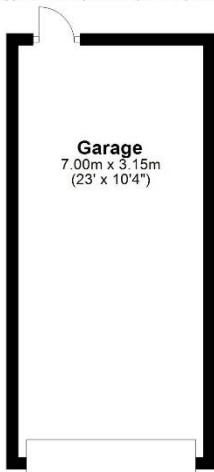
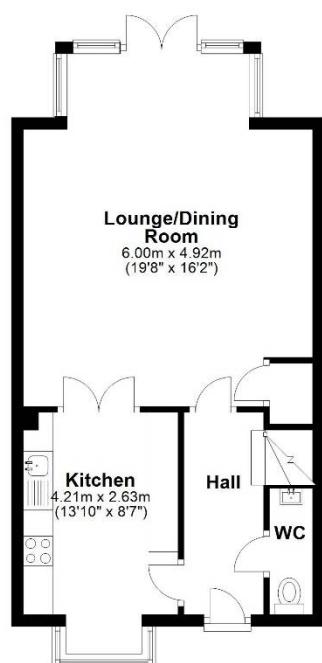
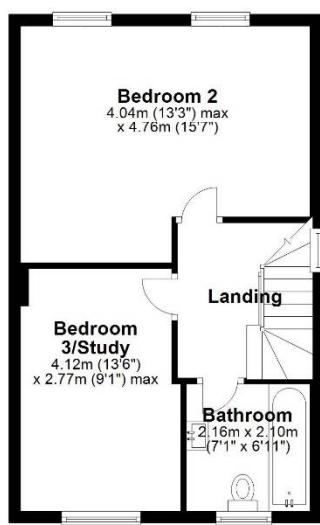
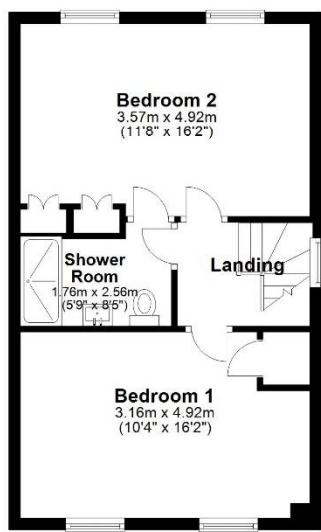
The ground floor accommodation commences with a welcoming entrance hall with wooden flooring and a modern guest cloakroom. The kitchen, to the front aspect, offers an excellent range of Shaker style units with contrasting worktops and integrated appliances. To the rear of the kitchen are double doors opening to the lounge/dining room, so perfect for entertaining. This is a great size room, again with wooden flooring, French doors giving a delightful outlook onto the rear garden. On the first floor is a further sitting room / fourth bedroom along with another bedroom and family bathroom, and then on the top floor is a further two double bedrooms, with the principal bedroom having a stylish en suite shower room, fitted wardrobes and air conditioning. All four bedrooms are double rooms, and with both a shower room and family bathroom, the space seems just perfect for any family.

Exterior

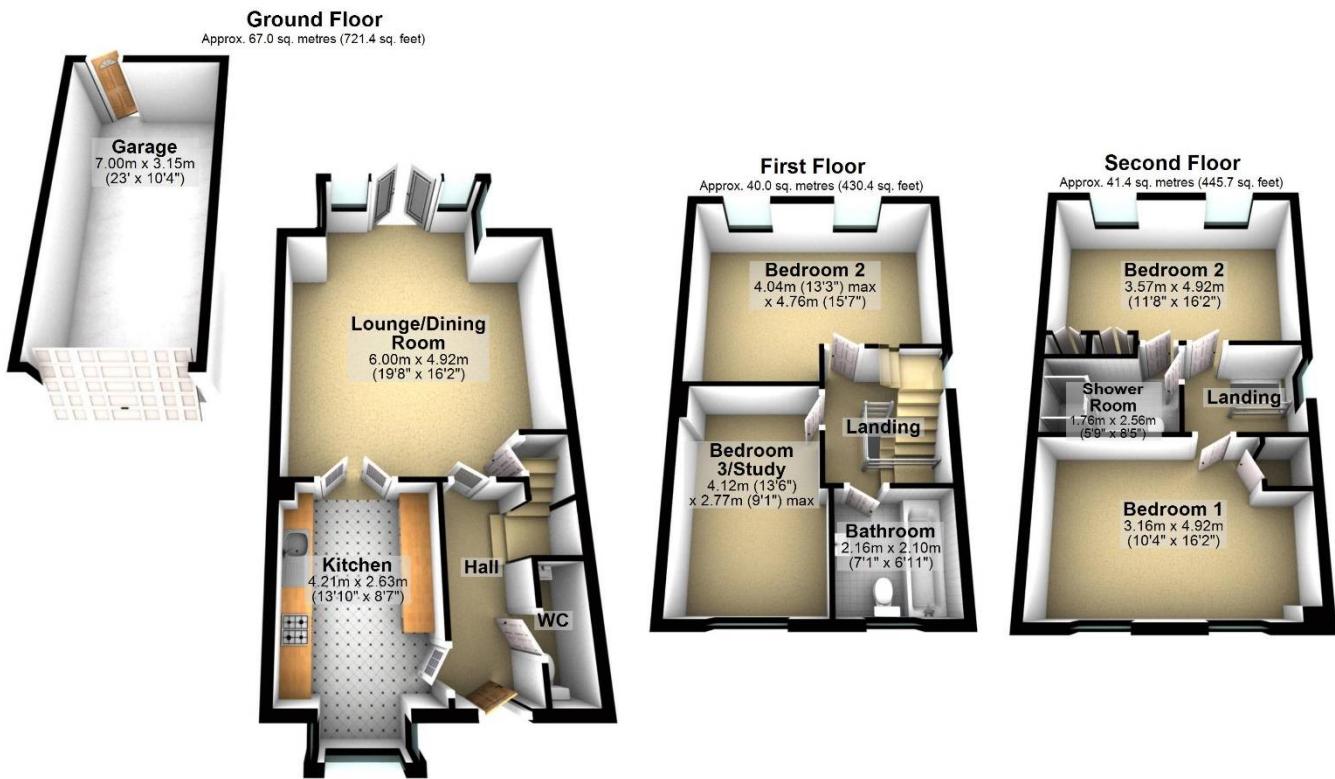
The front garden is landscaped with a wonderfully mature mix of shrub borders. To the rear and side of the house is a good size garden with artificial grass, patio and mature tree and shrub borders. To the rear of the garden is a path leading to the garage and driveway parking. The garage is a good size, with ample room for both a car and storage.

Ground Floor

Approx. 67.0 sq. metres (721.4 sq. feet)

**Garage**
7.00m x 3.15m
(23' x 10'4")**Lounge/Dining Room**
6.00m x 4.92m
(19'8" x 16'2")Kitchen
4.21m x 2.63m
(13'10" x 8'7")
Hall
WC**First Floor**
Approx. 40.0 sq. metres (430.4 sq. feet)**Bedroom 2**
4.04m (13'3") max
x 4.76m (15'7")Bedroom
3/Study
4.12m (13'6")
x 2.77m (9'1") max
Landing
Bathroom
2.16m x 2.10m
(7'1" x 6'11")**Second Floor**
Approx. 41.4 sq. metres (445.7 sq. feet)**Bedroom 2**
3.57m x 4.92m
(11'8" x 16'2")Shower
Room
1.76m x 2.56m
(5'9" x 8'5")
Landing
Bedroom 1
3.16m x 4.92m
(10'4" x 16'2")

Total area: approx. 148.4 sq. metres (1597.5 sq. feet)



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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 9th July, 2025