

BIRCH CLOSE,
BUCKHURST HILL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Spacious 1930's family home | Three well appointed bedrooms | Generous through lounge | Integrated kitchen / breakfast room | Study / home office | Loft room with drop down ladder | Potential to extend, subject to planning consent | Mature south facing rear garden with workshop | Excellent location for schools, Central Line & Queens Road's shops | EPC rating D62 / Council tax band D

**Offers over
£700,000**



Ideally situated for the Central Line and sought after schools is this much loved 1930's family home. Features include three bedrooms, a generous through lounge, integrated kitchen with breakfast area, study and a good size south facing rear garden with potential to extend further.

Location

Birch Close is a quiet cul-de-sac which is ideally located for the Central Line at both Buckhurst Hill and Roding Valley with its direct links to the City, West End and Canary Wharf. Queens Road with its mix of boutique shops, cafes, restaurants and Waitrose Supermarket is a short walk away and there are highly regarded state & independent schools close by. Being surrounded by Epping Forest you are never short of leisure pursuits in Buckhurst Hill and there is an excellent selection of sports clubs, and a David Lloyd Centre, a short drive away.

Interior

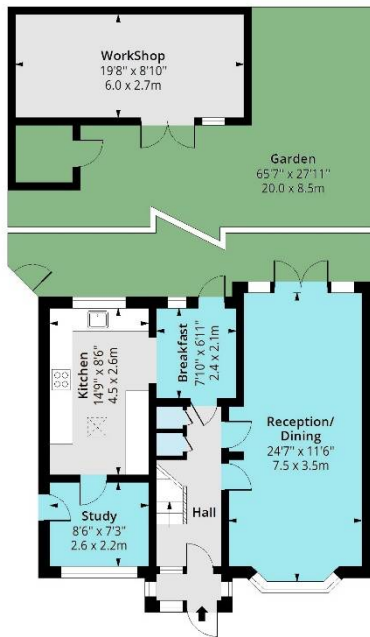
This well presented family home commences with a double glazed entrance porch which opens into a welcoming entrance hall with understairs cupboards. The principal reception is a generously proportioned room with a traditional bay window and French doors opening to the rear garden, so a naturally bright and airy room. The kitchen was extended some years ago and fitted with an extensive range of wood fronted Shaker style units with granite worktops and integrated appliances. The original kitchen area has been turned into a breakfast area with space for a table with a nice view of the garden. Through the kitchen there is access to a study area, perfect for those who work from home. Upstairs are three well appointed bedrooms, the principal rooms having fitted wardrobes, and served by a fully tiled family bathroom. Accessed by loft ladder, the area within the eaves has been converted into a room, so perfect to be used as a home office, hobby room or just for storage. The property sits on a good size plot, so would appear to offer further potential to extend to the rear, above the kitchen /study and into the loft (stpp), as many neighbouring properties have done.

Exterior

The front garden is block paved offering parking for three cars. The rear south facing garden is a great space with a large patio area for entertaining with the remainder laid to lawn with mature tree, shrub and flower borders with a sizable workshop at the far end.

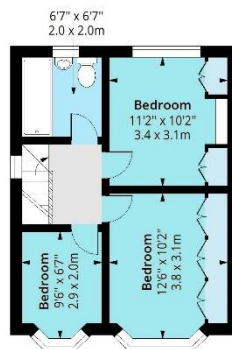
Birch Close IG9

Approx. Gross Internal Area 1057 Sq Ft - 98.2 Sq M
Approx. Gross Workshop Area 174 Sq Ft - 16.16 Sq M
Approx. Gross Loft Area 114 Sq Ft - 10.59 Sq M



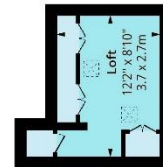
Ground Floor

Floor Area 638 Sq Ft - 59.27 Sq M



First Floor

Floor Area 419 Sq Ft - 38.93 Sq M



Second Floor

Floor Area 114 Sq Ft - 10.59 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.

Date: 17/9/2026

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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 19th September, 2026

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