

BIRCH CLOSE,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Extended 1930's family home | Four bedrooms & three bathrooms | Spacious through lounge | Open plan kitchen / diner | Utility room | Loft extension adding a bedroom & shower room | Off street parking & shared driveway | South facing rear garden | Excellent spot for the Central Line, Queens Road and schools | EPC rating *tbc* / Council Tax band D

**Guide Price**  
**£725,000**



Farr O'Neil are delighted to offer to the market this extended four bedroom, three bathroom 1930's property which seems perfect for any growing family. The accommodation is arranged over three floors and features include a wonderfully spacious open plan living / kitchen space, utility room, four well appointed bedrooms, family bathroom and two shower rooms, a south facing rear garden and off street parking.

### 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 extended 1930's property offers approximately 1,300 sq. ft. of accommodation over three floors. The ground floor commences with an entrance porch opening to a welcoming hall with stairs to the upper floors and access to the ground floor shower room which has a modern white suite. The generously proportioned reception is a through lounge which then opens into the kitchen / diner. The lounge area has wood effect flooring, a traditional bay window and a neutral decor to make the most of the natural light. The kitchen / dining space is fitted with an extensive range of Shaker style units with contrasting worktops including a breakfast bar, and ample space for appliances. There is plenty of room for a dining table and there are French doors opening to the south facing rear garden. Off the kitchen is a very handy utility room with space for appliances and further storage. On the first floor are two double bedrooms with fitted wardrobes and a further single bedroom, all served by a spacious family bathroom with a white suite and complementary tiling. In recent times the present owners extended into the loft to add a further double bedroom and a separate shower room, the bedroom area with double doors and a Juliette balcony along with storage into the eaves.

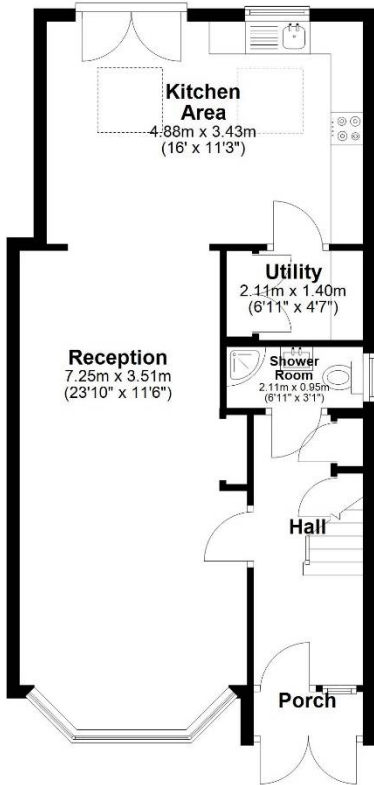
### Exterior

The front garden is block paved to provide off street parking and there is a shared driveway to the side of the house giving easy access to the rear garden. This measures approximately 60ft in length, is south facing, and commences with a paved area to the rear of the house with the remainder predominantly laid to lawn.



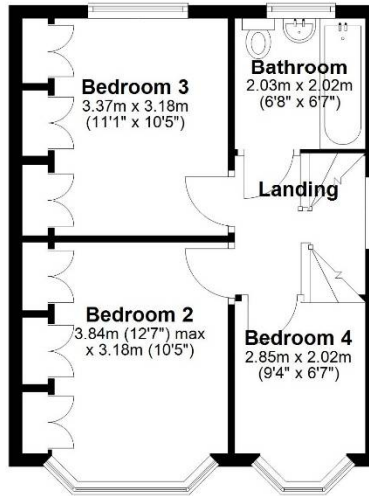
### Ground Floor

Approx. 54.7 sq. metres (588.5 sq. feet)



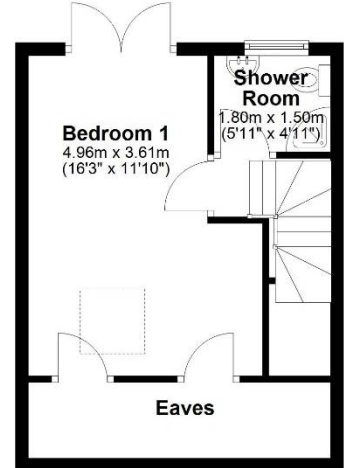
### First Floor

Approx. 36.2 sq. metres (389.2 sq. feet)

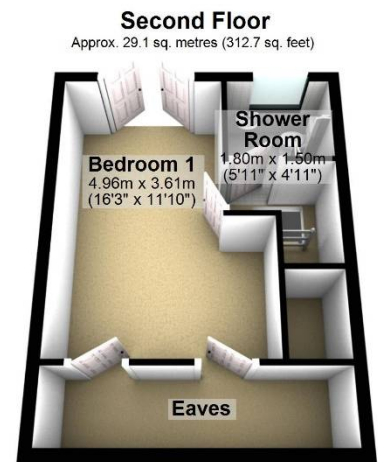
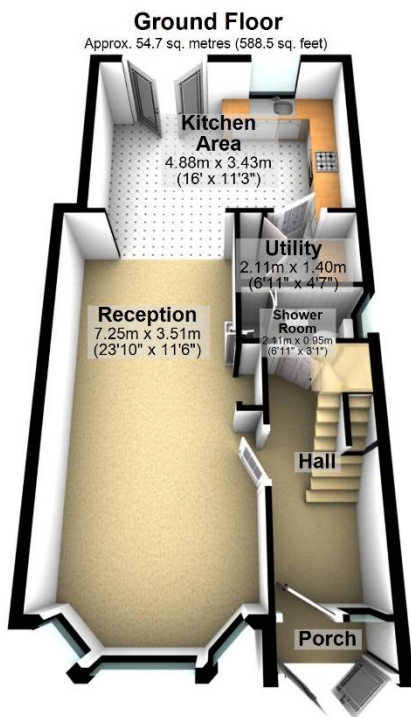


### Second Floor

Approx. 29.1 sq. metres (312.7 sq. feet)



Total area: approx. 119.9 sq. metres (1290.4 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 6th November, 2024