



High Road  
Buckhurst Hill | Essex | IG9 5SN

FINE & COUNTRY

# SELLER INSIGHT

“ We love the location of the property as it is very close to the forest, easily accessible for schools and on a bus route. The house provided sufficient accommodation for our family and also space to run our nursery business. However we are starting a new chapter in our lives and hope another family will be able to enjoy this lovely home.

We can easily walk to the forest including Knighton Woods and Lords Bushes where you will find more than 500 ancient trees. At the same time it is not far to Buckhurst Hill town centre and it is only a short walk to Buckhurst Hill Central Line station, so you can get to the City in approximately half an hour.

The town of Buckhurst Hill is charming with numerous independent shops, stylish boutiques, hairdressers, beauty salons, restaurants and pubs including the renowned Three Colts as well as a Waitrose. For sporting enthusiasts there is cricket, tennis, bowls, football and rugby at the local clubs while there are four golf clubs in the vicinity. Education is available at good local primary and independent schools including the excellent Loyola Prep School and Bancrofts in nearby Woodford Green that includes two secondary schools rated Outstanding by Ofsted.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









# STEP INSIDE

## High road

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This very well presented and spacious house was originally built in the 1930s. It is a veritable tardis of a property and has been beautifully modernised to provide everything needed for contemporary living. It is set back from the road with a large hard standing frontage where you can park three or four cars and this leads to the colourful covered porch and front door. The porch leads into a stunning open plan family area with a fireplace as a focal point and a very wide arch to the dining area. This also has direct access to the breakfast area and kitchen so there is a real free flowing feel throughout most of the ground floor.

The delightful sitting room is accessed from the family room via a pair of large glass doors with a charming bay window and an archway through to the very useful playroom. This, in turn, has a door to the contemporary kitchen with its raft of white, flat fronted storage units housing a hob, oven, dishwasher, washing machine and stand-alone fridge freezer. There is also a larger cupboard and an adjacent cloakroom.

The first floor consists of an excellent family bathroom with a corner bath, separate shower, bidet, toilet and basin as well as four bedrooms with charming views across to the forest. These include two doubles with plenty of built in cupboards and a third with dual aspect, while the smaller one would make a very good office. On the second floor is the impressive bedroom with mirrored wardrobes and an en-suite double shower.

Outside the very low maintenance rear garden includes a colourful terrace, a very large astroturf lawn and a spacious summerhouse with lighting and electrics. This could also make an excellent studio or office for anyone working from home who doesn't want to be disturbed by activities in the house.





### Travel Information

Buckhurst Hill Station	0.9 miles
Woodford Green Station	2.7 miles
Canary Wharf	14.2 miles
Charing Cross	18.8 miles
Stansted Airport	22.7 miles

### Leisure Clubs & Facilities

Buckhurst Hill Football Club	02085041189
Buckhurst Hill Cricket Club	
Buckhurst Hill Rugby Club	02085040429
Buckhurst Hill Bowling and Tennis Club	02085040780
Chingford Golf Club	02085241681
Chingford Golf Range	02085292409
Chingford Golf Course	02085292085

### Healthcare

Buckhurst Way Clinic	02085040405
The River Surgery	02085047364
Kings Medical Centre	02085040122
The Holly Private Hospital	02085053311
Whipps Cross University Hospital	02085395522

### Education

Primary School	
Buckhurst Hill Community Primary	02085057300
St Johns Primary	02085042934
Daiglen School	02085047108
Loyola Prep School	02085047372
Bancroft's Prep School	02085066751

### Secondary School

Trinity High Catholic School	02085043419
Heathcote School and Science Coll	02084985110
Woodford County High School	02085040611
Braeside School	02085041133
Bancroft Senior School	02085054821

### Entertainment

Restaurants and pubs	
The Three Colts	02085040407
The Warren Wood	02085053737
Queen's Room Steakhouse	02085043867
Gosht	02085046505
Soiree	02085049498

### Local Attractions / Landmarks

Epping Forest	
Knights Wood and Lords Bushes	

### Ground Floor

Approx. 99.4 sq. metres (1069.6 sq. feet)



### First Floor

Approx. 68.9 sq. metres (741.6 sq. feet)



### Second Floor

Approx. 28.8 sq. metres (309.7 sq. feet)



### Ground floor

Entrance Porch	
Family Area	28'8 x 15'6
Cloakroom	
Dining Area	10'4 x 18'10
Breakfast Area	16'8 x 8'7
Kitchen	17'5 x 8'5
Sitting Room	15'5 x 12'5
Play Room	15'5 x 8'5
Lean-To	13'7 x 5'8

### First Floor

Landing	
Bedroom 2	12'5 x 12'5
Bedroom 3	11'9 x 11'9
Bedroom 4	15'7 x 8'5
Bedroom 5	10'10 x 6'11
Bathroom	

### Second Floor

Landing	
Bedroom 1	16'4 x 12'4
Shower Room	

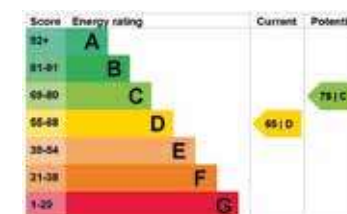
### Outside

Off Street Parking  
Rear Garden

Council Tax Band: F

Tenure: Freehold

*Price* £1,200,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2020 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 22.09.2022





Fine & Country Loughton  
234 High Road, Loughton, Essex IG10 1RB  
020 8418 0018 | [loughton@fineandcountry.com](mailto:loughton@fineandcountry.com)