



Knighton Lane  
Buckhurst Hill | Essex | IG9 5HH

FINE & COUNTRY



# Step inside

## Knighton Lane

Just across the lane from Knighton Woods is this spacious five bedroom detached house in an ideal location, with plenty of flexible accommodation. It is only a half hour commute to Liverpool Street so has easy access to central London but, at the same time, you can also enjoy a walk in the woods and the amenities available in the charming town of Buckhurst Hill. The house is set well back from the lane and partially hidden from view by a well-tended hedge and trees and approached via an in-and-out carriage driveway that provides off street parking for a number of vehicles.

The impressive grey brick exterior is enhanced further with its chimneystacks, multi-pane sash windows and an attractive pitched roof front porch and the front door. This leads immediately into the open plan, dual aspect sitting room and dining area that was originally three rooms and includes three fireplaces. The large sitting room includes a wide archway and two fireplaces, while the dining area also has a further fireplace. The room provides plenty of space for a good-sized dining table and chairs. There is also a walk in storage room off the dining area and access to the fitted utility room and laundry facilities. The very smart dual aspect kitchen that has French doors to the garden. The kitchen includes attractive units housing a gas hob, oven and combi microwave as well as a fridge freezer and dishwasher. The light and bright dual aspect lounge also has two fireplaces, both original brick built with chimney breasts and has all of the attributes of a delightful garden room with bi-fold doors and French doors to the rear terrace as well as steps up to another bright seating area with skylights and high windows along one side. Here you will also find a shower room and stairs to the first floor that includes a well-proportioned landing with a double storage cupboard and a fireplace as well as the family bathroom and five double bedrooms. Four of these also have fireplaces and three have fitted wardrobes.

The spacious rear garden includes a wide terrace that spans the width of the property and is ideal for alfresco dining or just relaxing in the sunshine. There is a large lawn that is great for kids to kick football around or for dogs to get some exercise and a large garden shed. The garden is surrounded by tall mature trees and shrubs providing both privacy and security.





# Seller Insight

“ We bought the house in 1996 as we loved the location with the forest opposite that is great for walks with the dog and the children. It has been an excellent family home but we feel it is now time to downsize. Buckhurst Hill is a charming town with a Waitrose and numerous independent shops, stylish boutiques, hairdressers, beauty salons, restaurants and pubs including the renowned Three Colts. Both Buckhurst Hill Central Line tube station and Chingford overground train station are just over a mile away. For sporting enthusiasts we have cricket, tennis, bowls, football and rugby at the local clubs. Education is available at good local primary and independent schools including the excellent Loyola Prep School and Bancrofts in nearby Woodford Green 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.













**Travel Information**

Buckhurst Hill Station	0.9 miles
Chingford Station	2.1 mile
Canary Wharf	11.1 miles
Charing Cross	13.0 miles
Stansted Airport	22.9 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 Schoo	02085041133
Bancroft Senior School	02085054821

**Entertainment**

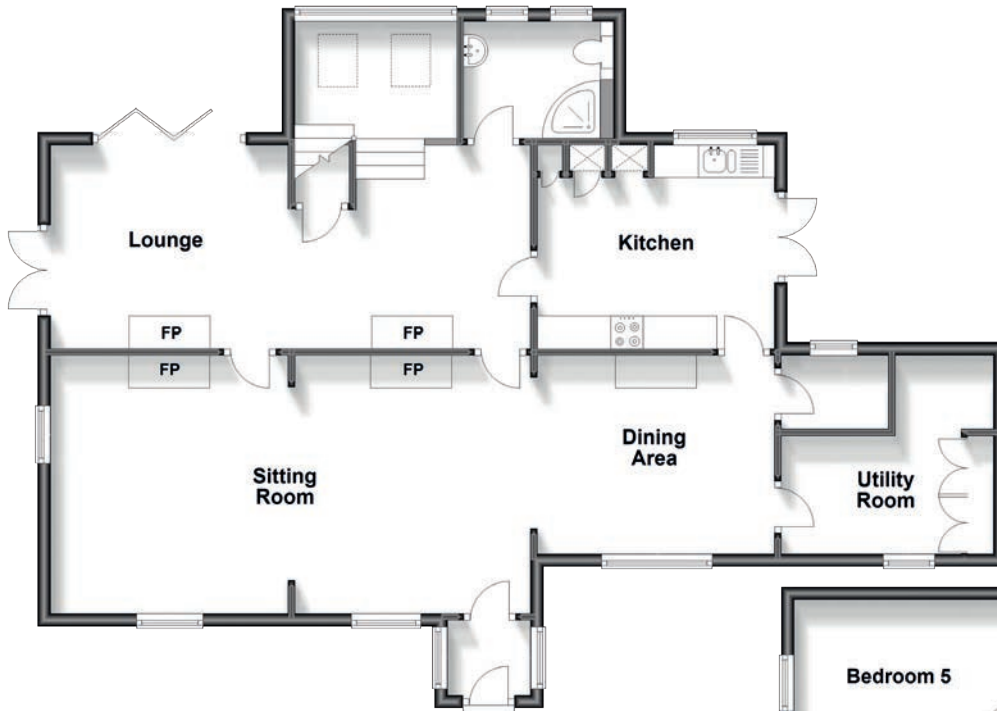
Restaurants and pubs	
The Three Colts	02085040407
The Warren Wood	02085053737
Queen's Room Steakhouse	02085043867
Gosht	02085046505
Soiree	02085049498

**Local Attractions / Landmarks**

Epping Forest

## Ground Floor

Approx. 96.9 sq. metres (1043.4 sq. feet)



## First Floor

Approx. 83.1 sq. metres (894.6 sq. feet)



## Ground floor

Entrance Porch	
Sitting Room	24'4 x 13
Dining Area	12'3 x 10'0
Lounge	24'4 x 10'0
Shower Room	
Kitchen	12'0 x 10'5
Utility Room	

## First Floor

Landing	
Bedroom 1	12'1 x 10'5
Bedroom 2	11'11 x 11'8
Bedroom 3	11'11 x 11'6
Bedroom 4	12'0 x 9'3
Bedroom 5	11'11 x 8'8
Bathroom	

## Outside

Off Street Parking  
Front Garden  
Rear Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	39 E	
21-38	F		
1-20	G		





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