



P R I M E R E S I D E N T I A L

P R E S E N T S

Bancroft Avenue, Buckhurst Hill



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****OFFERED WITH NO ONWARD CHAIN**** Elliott James is proud to present this impressive four-bedroom family home located on a highly sought-after cul-de-sac in Buckhurst Hill moments from Epping Forest. This area is incredibly desirable for families with its fantastic range of state and independent schools, particularly the well-regarded Bancroft's School. Queens Road offers a selection of local boutique shops, cafes and restaurants as well as a Waitrose Supermarket. Buckhurst Hill also boasts a Central Line Station providing direct access into the city, Epping Forest, David Lloyd Leisure Centre as well as a great selection of sports clubs.

The ground floor of this property comprises of porch, spacious entrance hall, downstairs cloakroom, bright through lounge benefitting from dual aspect windows/doors, kitchen which leads into utility space and two separate garages. The first-floor features from a bright and spacious landing, large family bathroom, principal bedroom with fitted wardrobes and a further three double bedrooms. It also benefits from a large loft hatch with a fitted ladder leading into a partially boarded loft.

Externally, the property benefits from a large driveway which provides ample off-street parking for multiple cars, mature front garden and side access. The property also benefits from a private garden with laid to lawn, small patio and mature planted borders.

This property offers a great opportunity to modernise and improve the current home to suit any modern-day family.

A viewing is highly recommended and strictly by appointment only.



With over 25 years of experience within the property industry I have a wealth of Knowledge and expertise in delivering exemplary and unsurpassed discretionary customer service to esteemed clientele.



Heidi Foster MNAEA

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An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

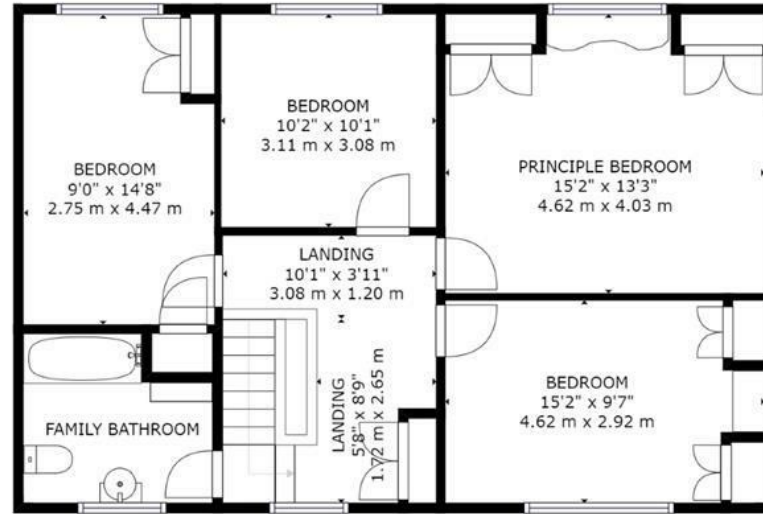
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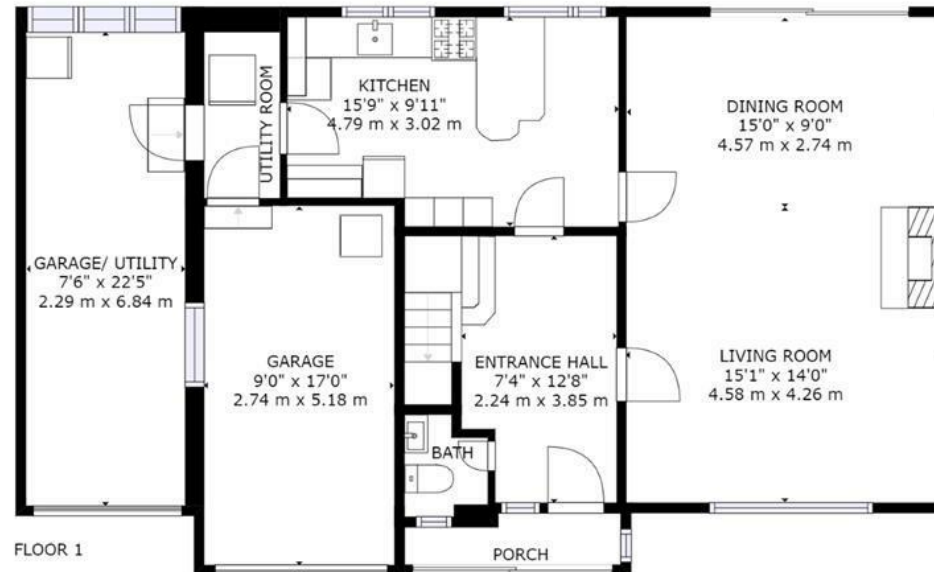
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Sqft 1825.00 sq ft	Type House - Detached	Style Well presented
Bedrooms 4	Receptions 1	Bathrooms 1
Tenure Freehold	Local Authority Redbridge Council	Tax Band G

PLANS



FLOOR 2



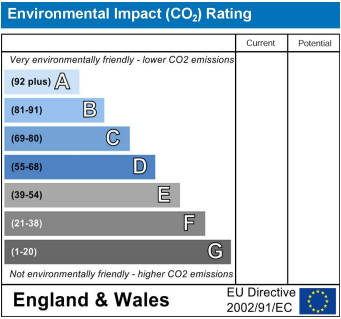
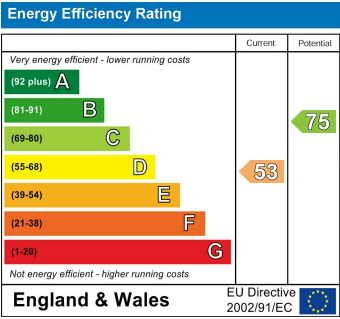
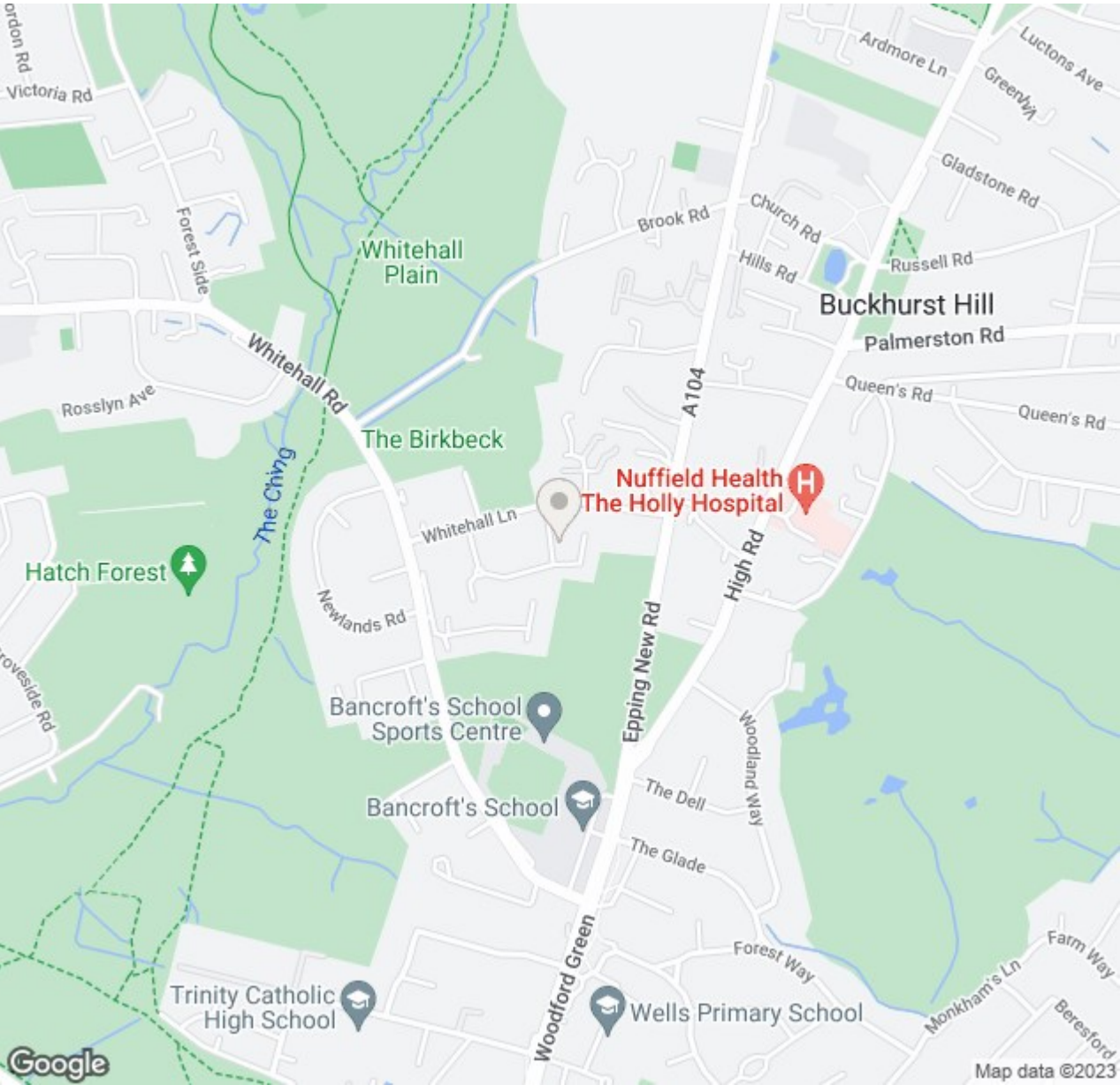
FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 840 sq. ft, 78 m², FLOOR 2: 809 sq. ft, 75 m²
 EXCLUDED AREAS: , PORCH: 22 sq. ft, 2 m²
 GARAGE: 154 sq. ft, 14 m²
 TOTAL: 1649 sq. ft, 153 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



MAP & EPC



elliott  james

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