



Wimborne Close, Buckhurst Hill, IG9

BUTLER & STAG





**Tucked away in a quiet corner of Buckhurst Hill is the ideal family home, offering over 1,100 sq ft of living accommodation all within walking distance to Queens Road, Buckhurst Hill Central line station & St Johns Primary school**



## Freehold

- Quiet Cul-de-Sac Location
- Walking Distance to Queens Road & Buckhurst Hill Station
- Over 1,110 Square Ft Of Internal Living Accommodation
- Potential To Extend (STPP)
- St Johns Catchment
- Off Street Parking With Additional Garage En Bloc
- Original Parquet Flooring
- Three Good Size Bedrooms

Tucked away in a quiet residential cul-de-sac, this well-presented three-bedroom home offers stylish, flexible living space ideal for families or professionals alike.

The ground floor features a welcoming hallway leading to a bright and spacious living room with ample space for relaxation. To the rear, an impressive open-plan kitchen/diner provides a perfect setting for entertaining, opening through to an additional reception room, which is spacious enough to accommodate a double sofa bed and a work-from-home space, adding to the flexible living accommodation on offer. French doors lead out to a private garden, offering a lovely outdoor retreat.

Upstairs, the first floor comprises three well-proportioned bedrooms, including a main bedroom with excellent natural light, and a modern family bathroom. Additional built-in storage is conveniently located in all the bedrooms.

Outside, the property benefits from off-street parking via a drop kerb and a detached garage en bloc, providing useful storage or additional parking for a small vehicle.

With an approximate internal area of 1,145 sq. ft, this home combines practical modern living with thoughtful design, ready to move straight into and enjoy.

Living in Buckhurst Hill offers the perfect balance of suburban peace and city convenience. Surrounded by the stunning greenery of Epping Forest, residents can enjoy scenic walks, cycling, and outdoor activities right on their doorstep. The area is highly sought after for its excellent schools, including St John's Church of England Primary School & Buckhurst Hill Community Primary School, making it an ideal choice for families.

Queens Road provides a vibrant village atmosphere with its boutique shops, cafés,









## Wimborne Close

Approx. Gross Internal Area 106.4 Sq M ( 1145.4 Sq Ft )

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.