



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



# Bancroft Avenue, Buckhurst Hill



**\*\*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**

[contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)

0208 0165 333

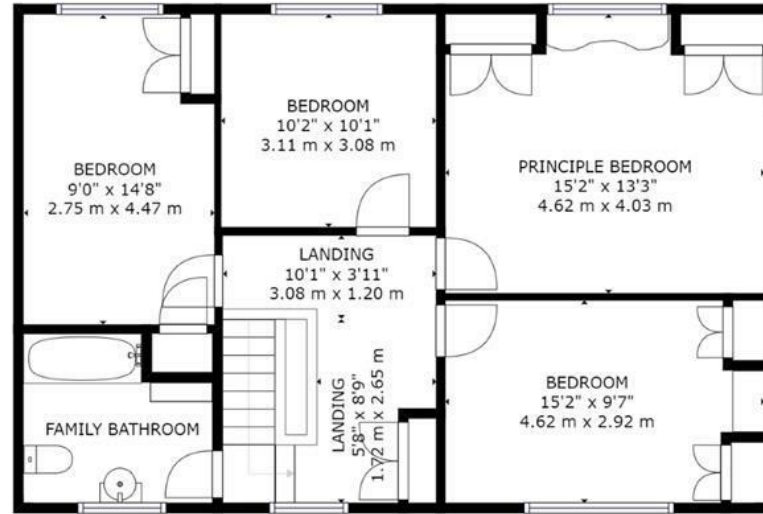


An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

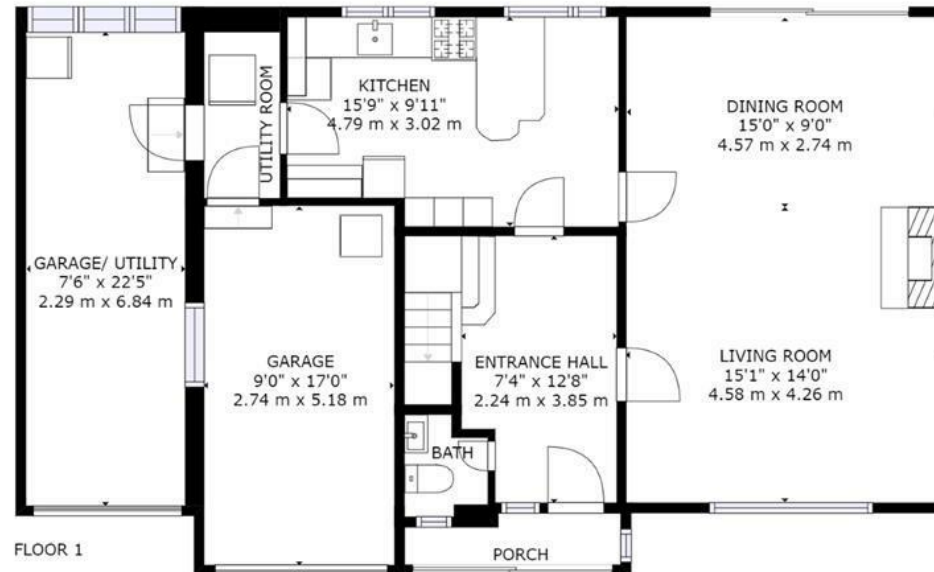
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Sqft 1825.00 sq ft	Type House - Detached	Style Well presented
Bedrooms 4	Receptions 1	Bathrooms 1
Tenure Freehold	Local Authority Redbridge Council	Tax Band G

# PLANS



FLOOR 2



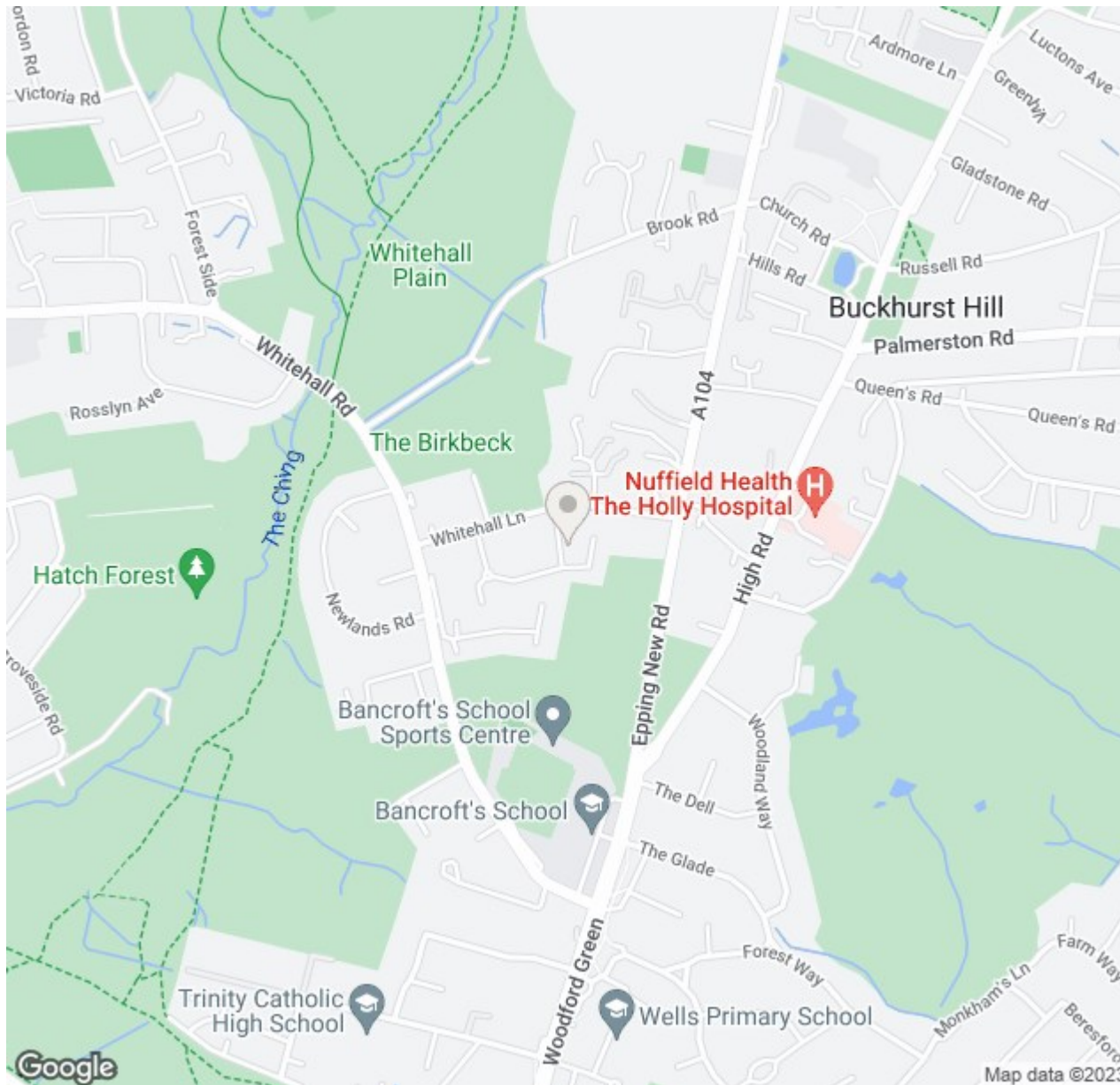
FLOOR 1

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

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# MAP & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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elliott  james

165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | [contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)

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