



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

P R E S E N T S

Brancepeth Gardens, Buckhurst Hill



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Brancepeth Gardens, Buckhurst Hill

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Elliott James is pleased to offer to the market this beautifully presented five bedroom detached family home which has been updated to a very high specification by its current owners. The property is situated in a prestigious and elevated location on Brancepeth Gardens which is within close proximity to Buckhurst Hill central line station and the Chingford mainline. In addition, the property is within walking distance of Queen's Road and its local amenities. There is also a fantastic selection of highly regarded state and independent schools close by.

The property is arranged over three floors comprising of an entrance hallway, stunning open plan kitchen/breakfast room with bi-folding doors opening onto the rear garden, separate utility room, well-proportioned reception room featuring an operational log burner and wonderful sky light and a further guest cloakroom. The ground floor accommodation is extremely versatile and is an ideal space for entertaining.

The first floor provides four bedrooms with en-suite shower room to one of the bedrooms and a contemporary principal bathroom suite with luxury deep set designer bath and shower. On the second floor you will find a further bedroom with an en-suite and separate dressing room plus a beautiful Juliet balcony offering far reaching views.

To the front of the house there is secure off-street parking and a garage which has been converted for storage. The landscaped rear garden is of an easterly aspect and offers a spacious patio area complete with a hot tub, a spacious garden room with heating, light and power and pristine seating area with bespoke water feature.

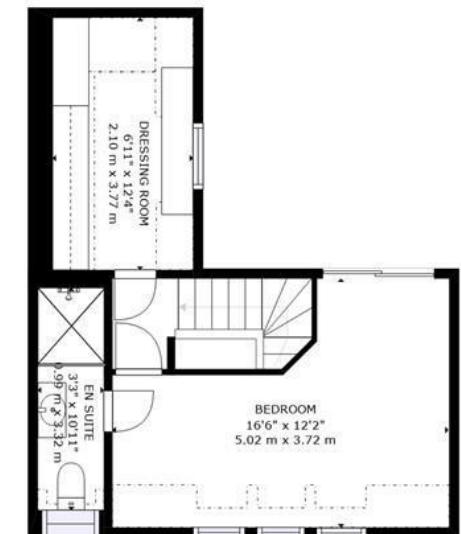
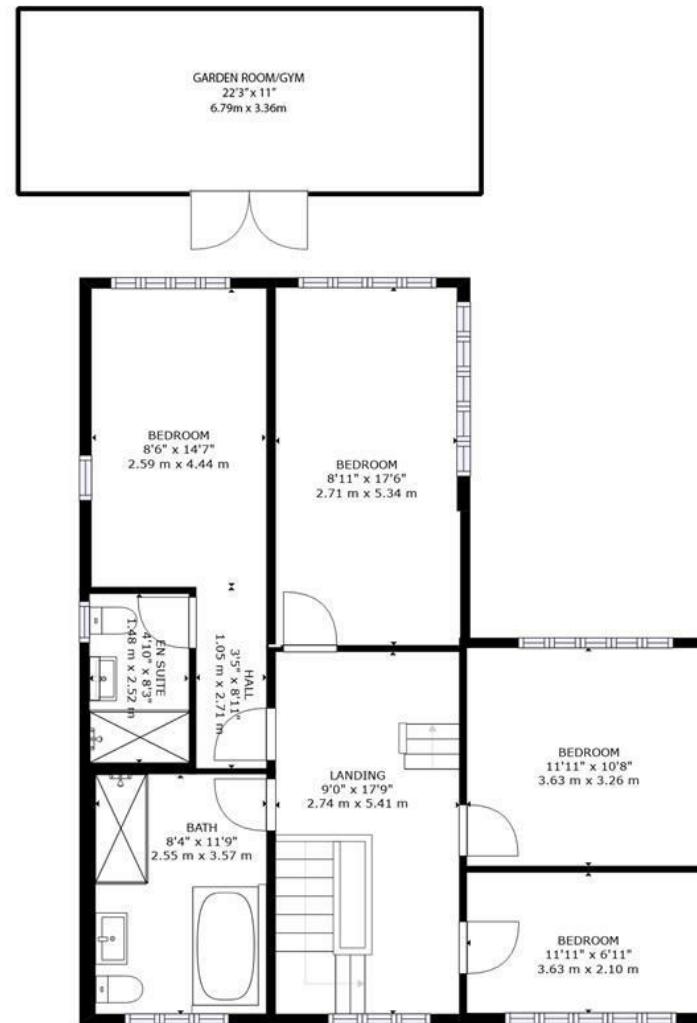
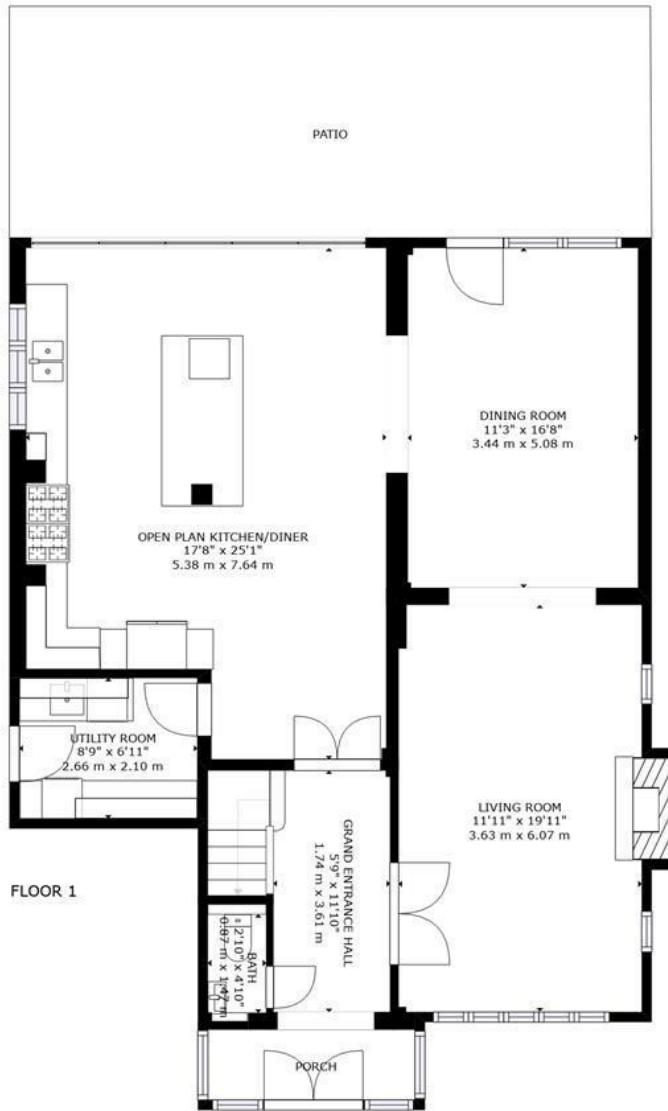
An early internal viewing is highly recommended and strictly by appointment ONLY.

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Sqft 2589.00 sq ft	Type House - Detached	Style Modern
Bedrooms 5	Receptions 3	Bathrooms 3
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band G

PLANS



GROSS INTERNAL AREA

FLOOR 1: 1053 sq. ft, 98 m², FLOOR 2: 852 sq. ft, 79 m²

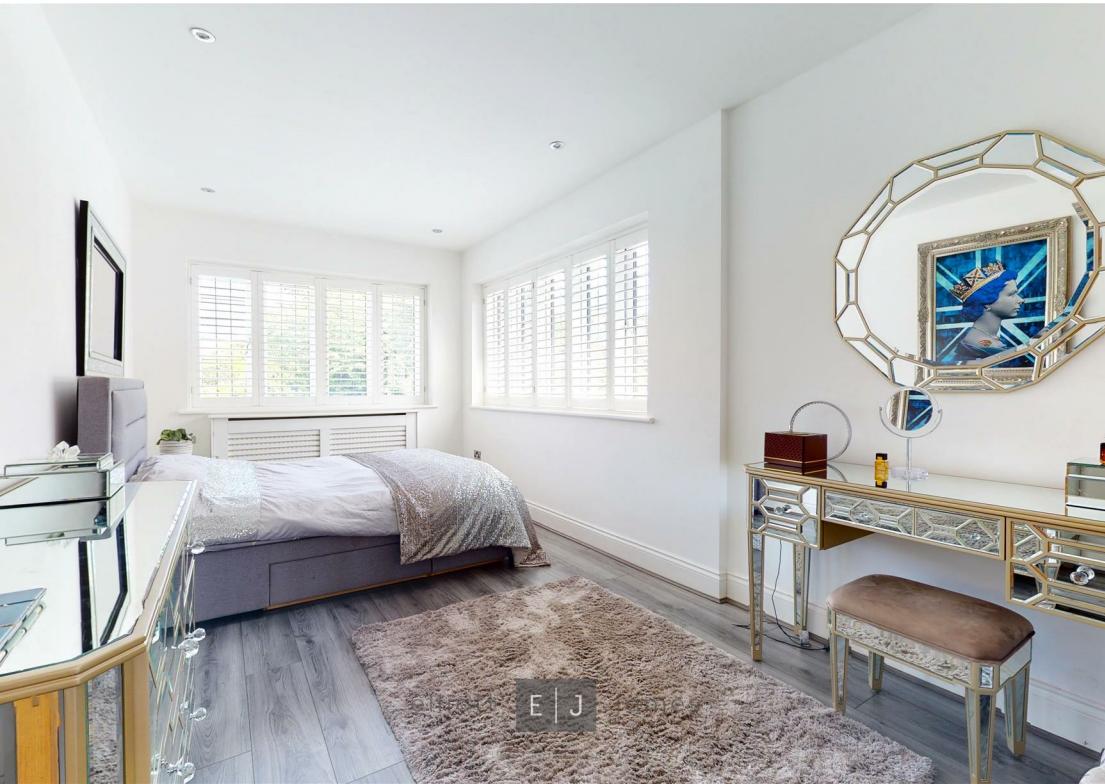
FLOOR 3: 245 sq. ft, 23 m²

TOTAL AREA: 2,185 sq. ft, 203 m²

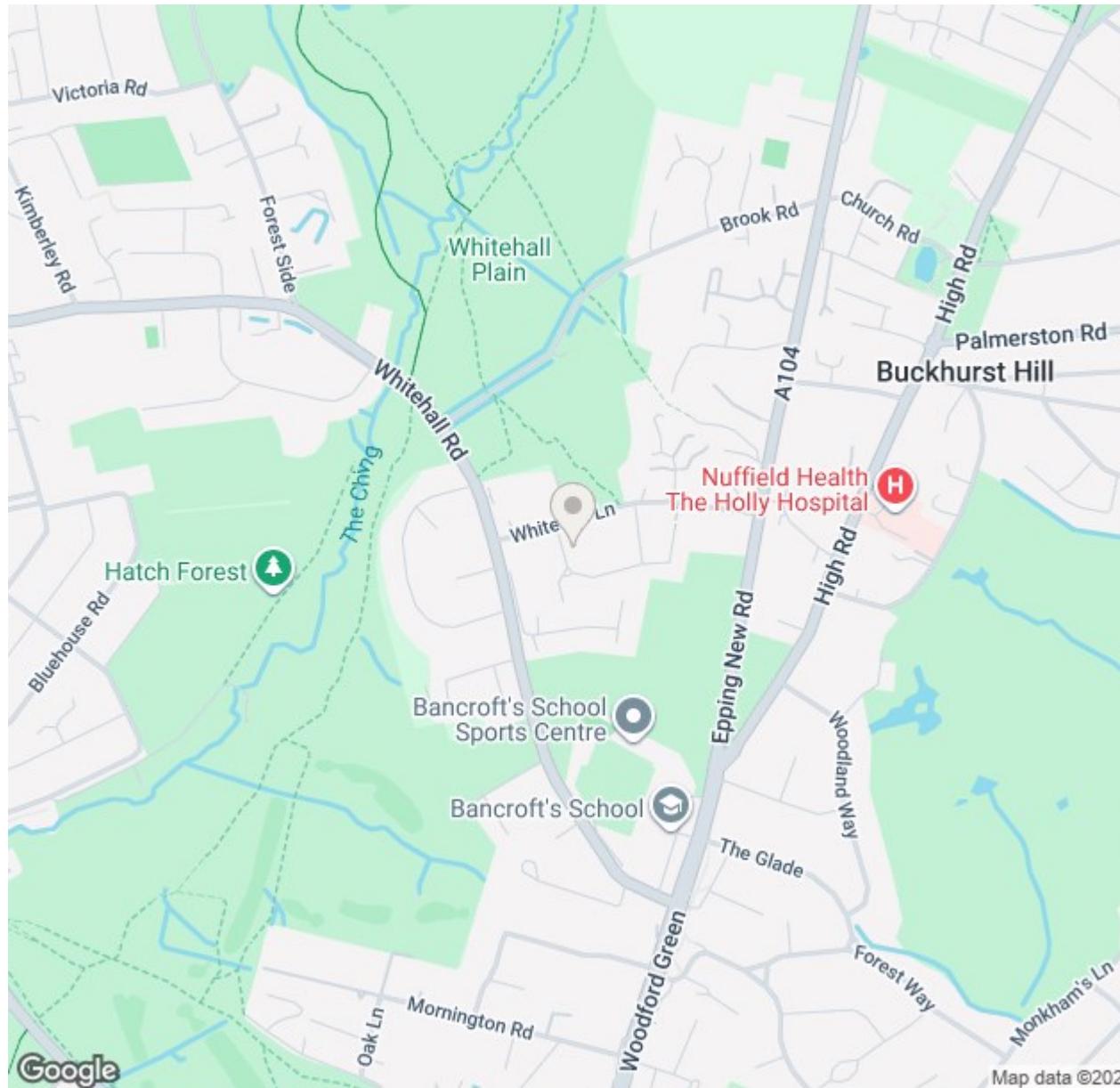
GRAND TOTAL: 2589 sq. ft, 240.5 m²

INCLUDING REDUCED HEADROOM (80sq. ft), GARAGE (79 sq. ft), GARDEN ROOM (245sq. ft)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



MAP & EPC



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

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



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