



P R I M E   R E S I D E N T I A L

P R E S E N T S

Field Close, Buckhurst Hill





elliott E | J james

WE'RE REAL



# Field Close, Buckhurst Hill



Nestled in the charming area of Field Close, Buckhurst Hill, this delightful detached family home, built in 1935. This home offers a perfect blend of classic character and modern living with four spacious bedrooms. This property is ideal for families seeking comfort and space. The two well-appointed reception rooms provide ample room for relaxation and entertaining, making it a wonderful setting for family gatherings and social events.

The house boasts two bathrooms, ensuring convenience for busy households. The large integral garage adds to the practicality of the home, providing secure parking and additional storage options.

One of the standout features of this property is its enchanting garden, which backs onto a Knighton Wood, the garden is over 110 feet in length and 40 feet in width. This unique aspect not only enhances the beauty of the home but also offers a peaceful retreat for nature lovers and families alike. Imagine enjoying your morning coffee while listening to the sounds of the forest or hosting summer barbecues in your private outdoor space.

Located in a wonderful area, this home is close to local amenities, schools, and transport links, making it an excellent choice for those who value both tranquility and accessibility. This property is a rare find, combining the charm of a 1930s build whilst set in a picturesque location. Don't miss the opportunity to make this delightful house your new home.



The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



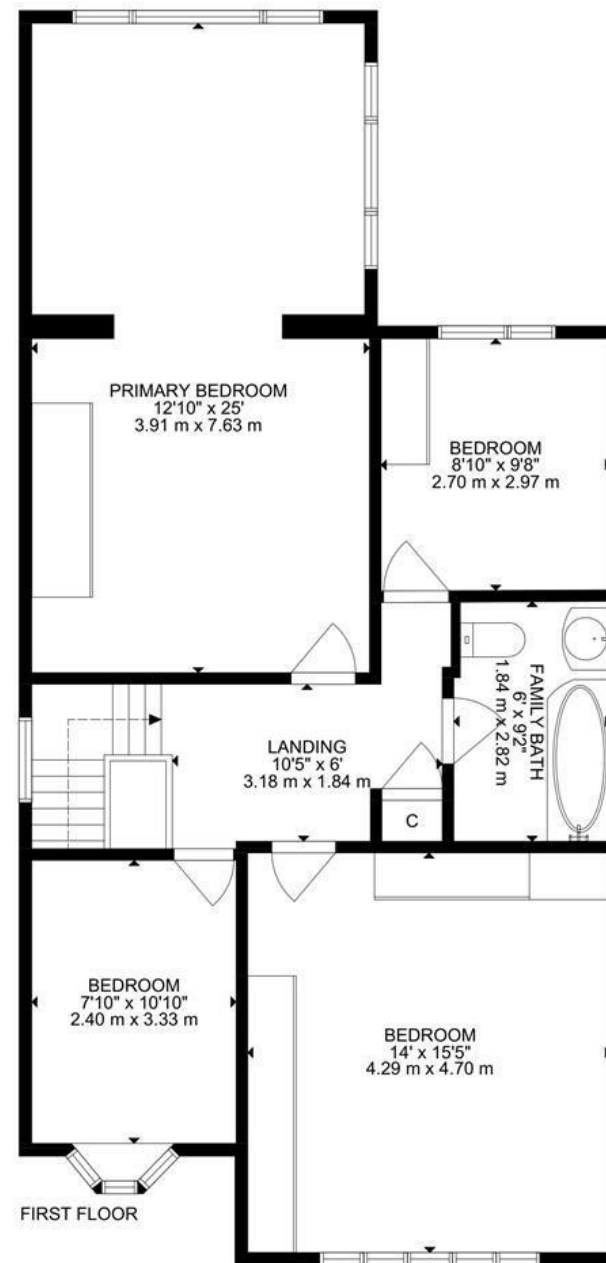
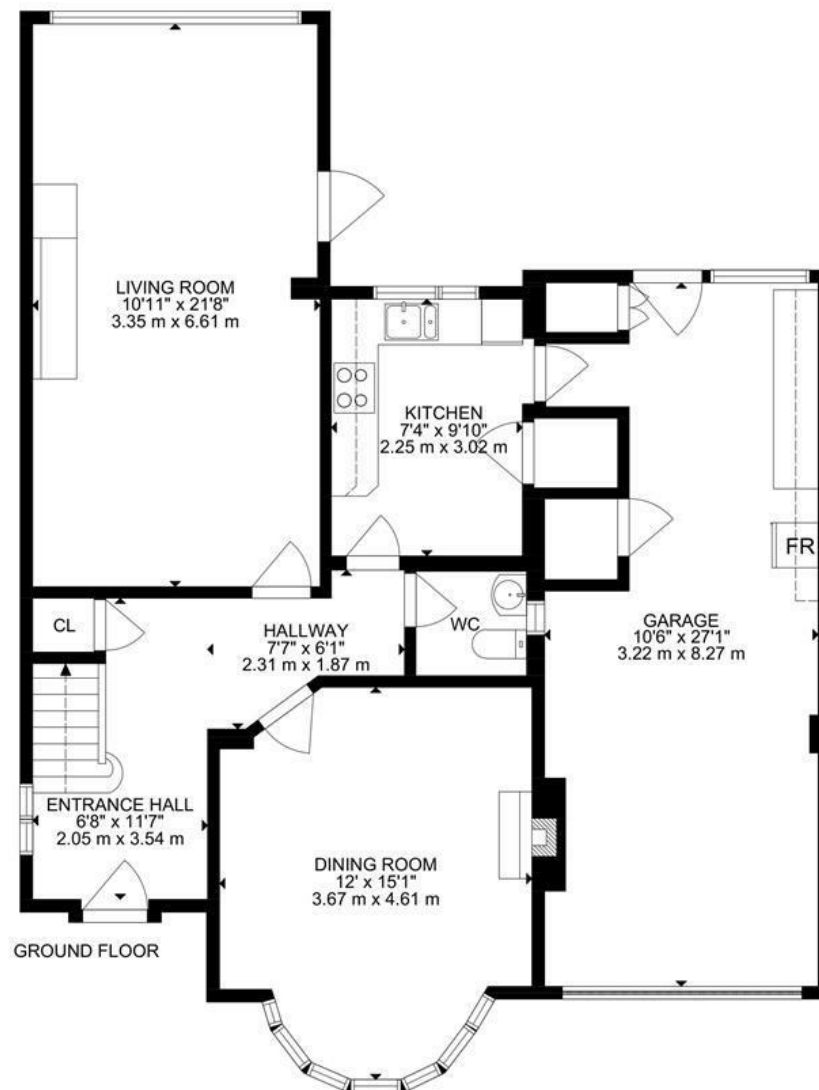
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Daniel Thomas**  
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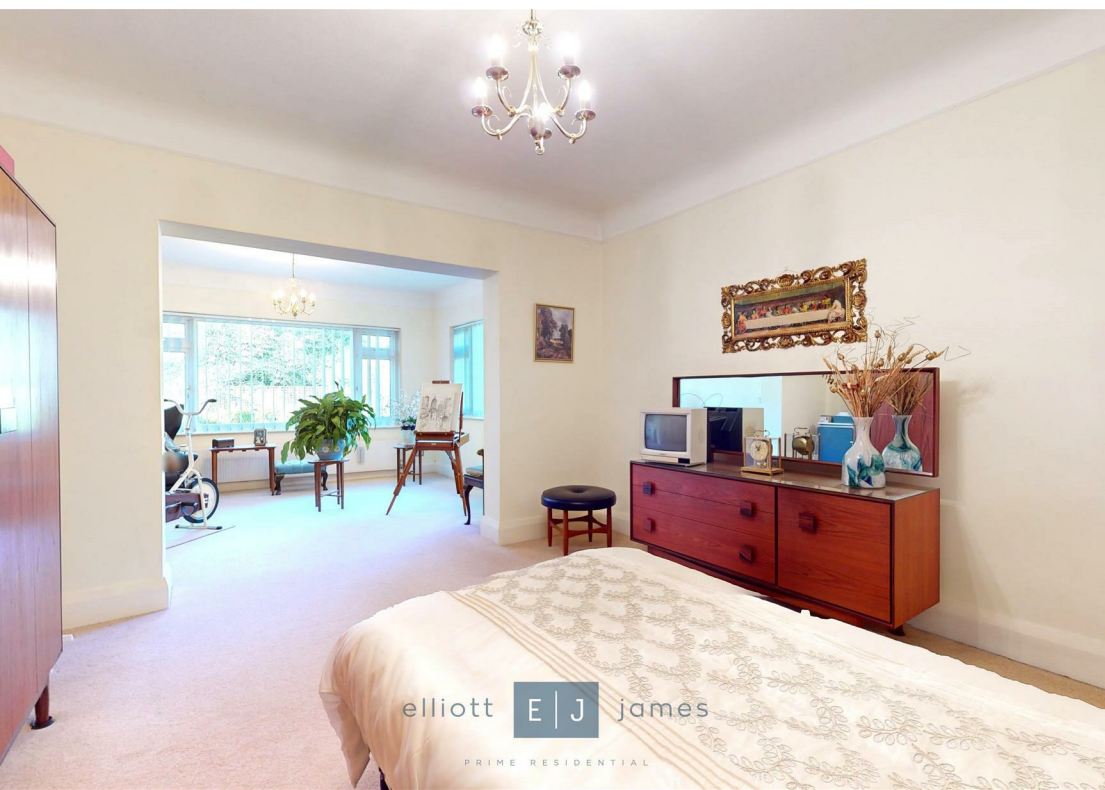
Sqft 1840.00 sq ft	Type House - Detached	Style 1930s
Bedrooms 4	Receptions 2	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest	Tax Band G

# PLANS



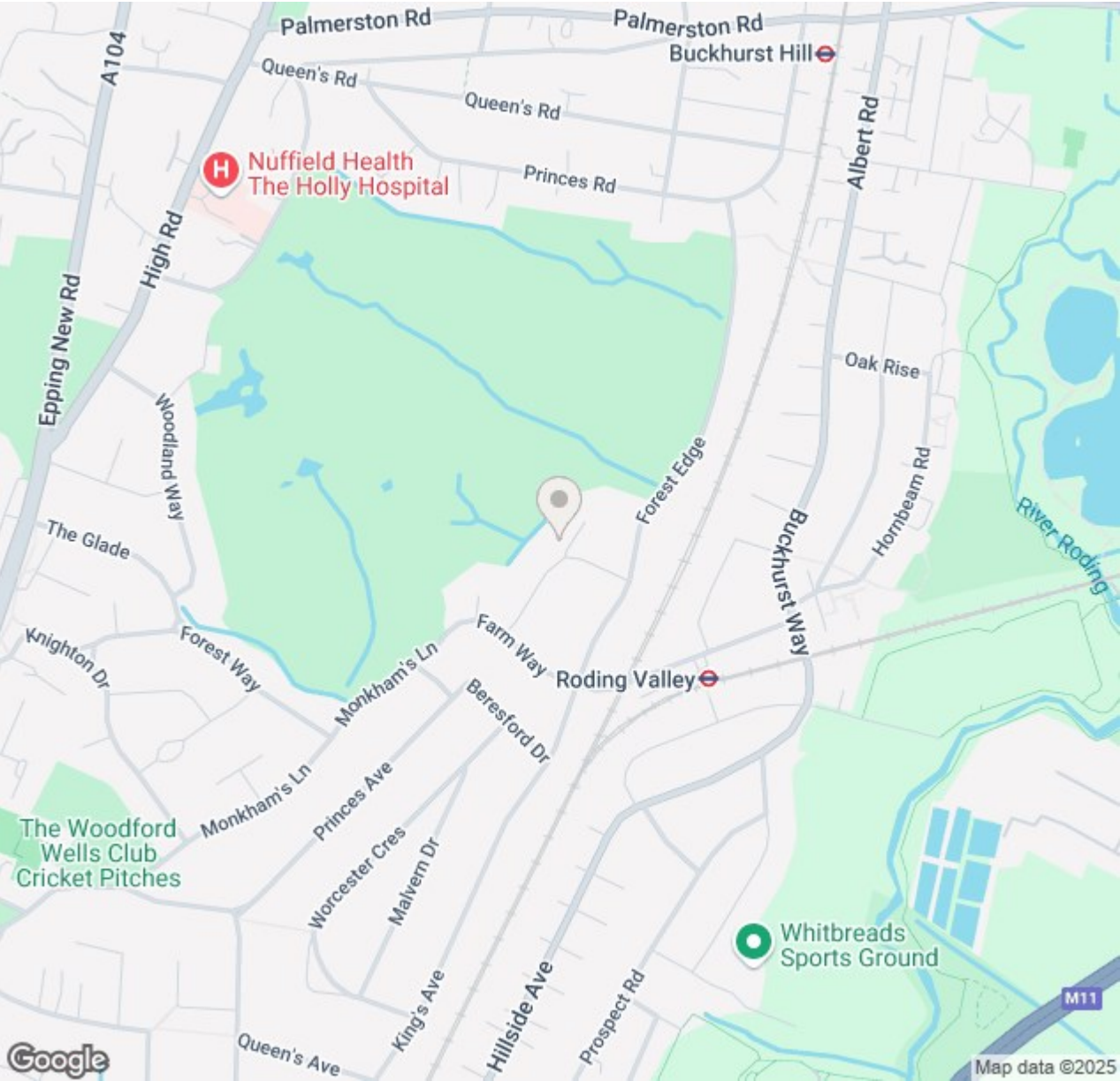
GROSS INTERNAL AREA  
 GROUND FLOOR: 645 SQ FT, 60 m<sup>2</sup>, FIRST FLOOR : 915 SQ FT, 85 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 280 SQ FT, 26 m<sup>2</sup>  
 TOTAL: 1560 SQ FT, 145 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







# 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		
England & Wales		
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		
England & Wales		
EU Directive 2002/91/EC		

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