

ANDREWS CLOSE,  
BUCKHURST HILL,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Stylishly refurbished terraced house | Three well proportioned bedrooms | Contemporary kitchen with integrated appliances | Separate sitting room | Guest cloakroom | Principal bedroom with en suite | No onward chain | Garage en bloc with parking | Excellent spot for schools, shops & Central Line | EPC rating C69 / Council Tax band E

**Guide Price**  
**£650,000**



Ideally situated just off Queens Road, in the heart of Buckhurst Hill, is this refurbished three bedroom terraced house which the present owners have completely transformed. Features include a stunning kitchen/diner with high spec appliances, island and quartz worktops, separate sitting room, guest cloakroom, principal bedroom with en suite and a low maintenance rear garden and garage.

### **Location**

Andrews Close is situated in a wonderful spot, just off Queens Road with its cafes, restaurants and boutique shops alongside a Waitrose supermarket - then just around the corner is the Central Line Station with its direct links into Canary Wharf, The City and West End. The area is well served with both state and independent schools, with the well thought of St John's Primary School a short walk away. With the area being surrounded by Epping Forest, along with an excellent selection of sports clubs and a David Lloyd Centre close by, you would never be short of leisure pursuits.

### **Interior**

The ground floor accommodation commences with a welcoming entrance hall with wood effect flooring and to the front of the house is a very handy guest cloakroom. The rear of the property has been converted into a wonderfully stylish kitchen/living space with high gloss kitchen units, quartz worktops, large island with Wolf electric hob and down draft extractor with still enough room to eat. There is an extensive amount of storage and integrated appliances. There is also space for either a dining table or if preferred, a sofa and coffee table with French doors opening to the rear garden. To the front aspect is a sitting room which is just the perfect spot to relax at the end of the working day. Upstairs are three well proportioned bedrooms, with the principal bedroom having an en suite shower room, and the other rooms served by a larger family shower room - both finished with modern white suites.

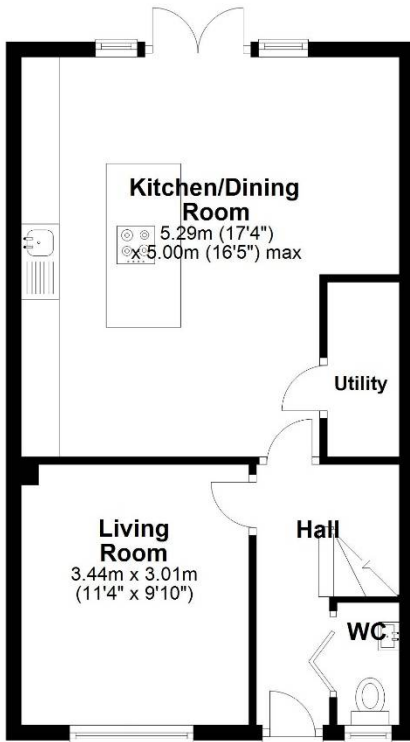
### **Exterior**

To the front of the property is a garden area which is hard landscaped for ease of maintenance. The owners have also installed the wiring for an Electric Vehicle charging point, if required. The house also has a garage in the close with an up and over door and space to park in front. The rear garden, which measures approximately 40ft in length, has been made for the time constrained with a pebbled area and patio with seating and barbeque area to the rear to catch the best of the evening sun.



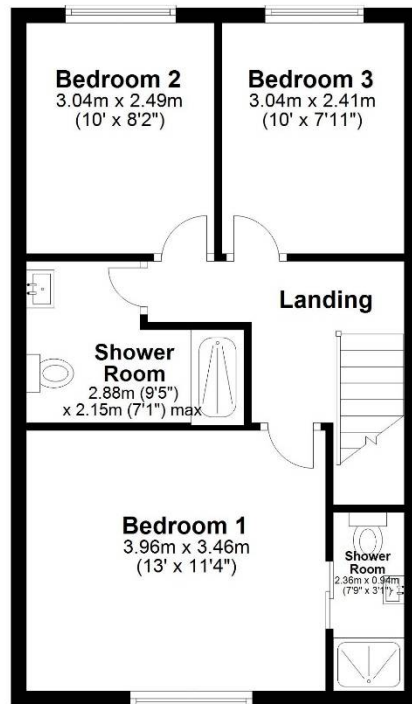
### Ground Floor

Approx. 44.1 sq. metres (475.2 sq. feet)

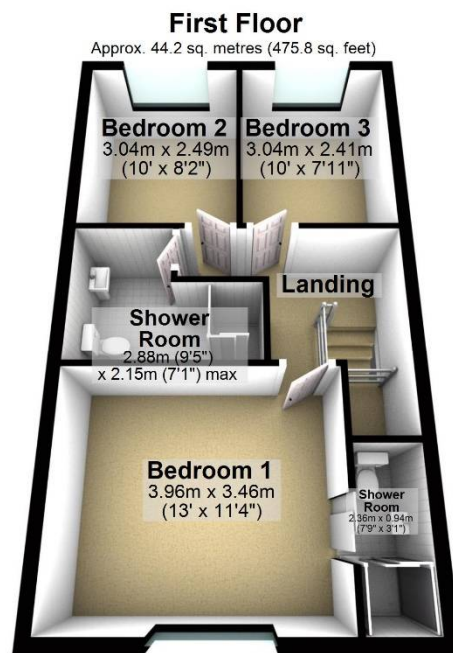
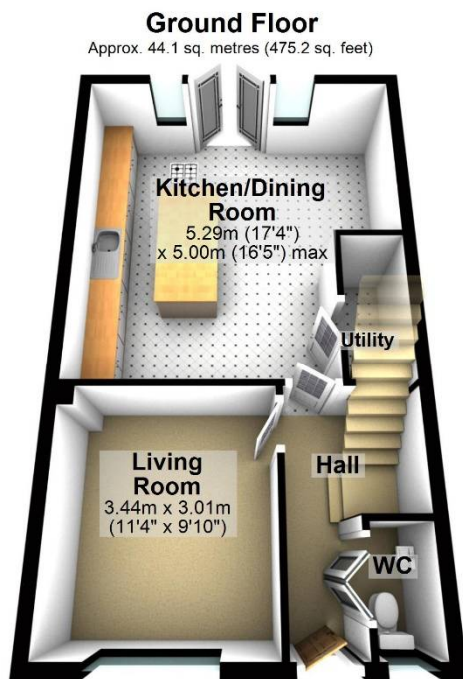


### First Floor

Approx. 44.2 sq. metres (475.8 sq. feet)



Total area: approx. 88.4 sq. metres (951.0 sq. feet)



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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.  
Details Prepared on 5th June, 2024