

BRIAR CLOSE,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Four bedroom, two bathroom semi detached property | Spacious double reception room | Principal bedroom with en suite shower room | Contemporary family bathroom | Westerly facing garden | Cul-de-sac location | No onward chain | Superb location for the Central Line Station, Queens Road and forest walks | EPC rating C69 / Council Tax E

**Guide Price**  
**£800,000**

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Ideally situated just a stone's throw from Queens Road, the Central Line, Epping Forest and sought after state and independent schools is this well presented four bedroom, two bathroom semi-detached property. This property is well presented throughout and is offered with no onward chain.

### **Location**

Briar Close is a small cul-de-sac of similar properties situated at the lower end of Princes Road with Queens Road's mix of boutique shops, cafes, restaurants and Waitrose Supermarket a stone's throw away. Buckhurst Hill always proves popular for families with an excellent mix of both state and independent schools, and being surrounded by Epping Forest there are plenty of leisure pursuits close to hand. Transport links are excellent with the Central Line Station a short walk away, with its direct links to the City & West End and for road users the M11 and M25 and routes into London are close by.

### **Interior**

The accommodation consists of a porch opening onto a welcoming entrance hall. There is a light and spacious through lounge with wood effect flooring, contemporary feature fireplace, traditional bay window and sliding patio doors opening to the rear garden. The kitchen is fitted with an extensive range of units with contrasting worktops and ample space for appliances. The first floor offers two double bedrooms with fitted wardrobes, a further single bedroom and a contemporary bathroom with both a bath and separate shower cubicle. The top floor has been converted in more recent times into a principal bedroom with plenty of built in storage and a modern en suite shower room.

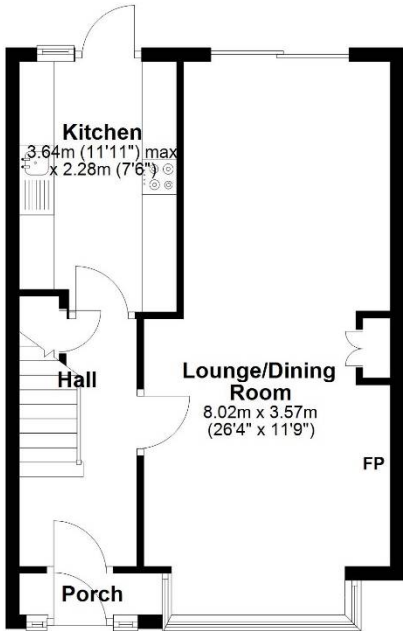
### **Exterior**

The front garden is paved offering parking for one car, and there is a shared driveway with gated access to the rear garden. The garden measures approximately 25ft x 20ft, with a westerly aspect and a patio area, lawn, mature borders and a timber shed for storage. Further permit parking is available in Briar Close and the surrounding turnings by registering with Epping Forest Parking Partnership.



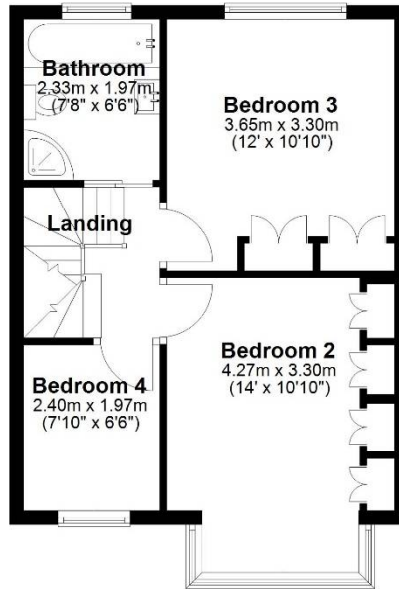
### Ground Floor

Approx. 52.9 sq. metres (568.9 sq. feet)



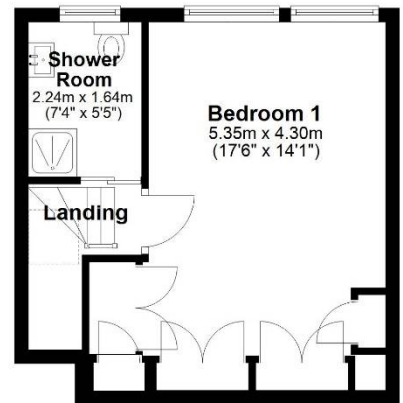
### First Floor

Approx. 40.3 sq. metres (433.8 sq. feet)

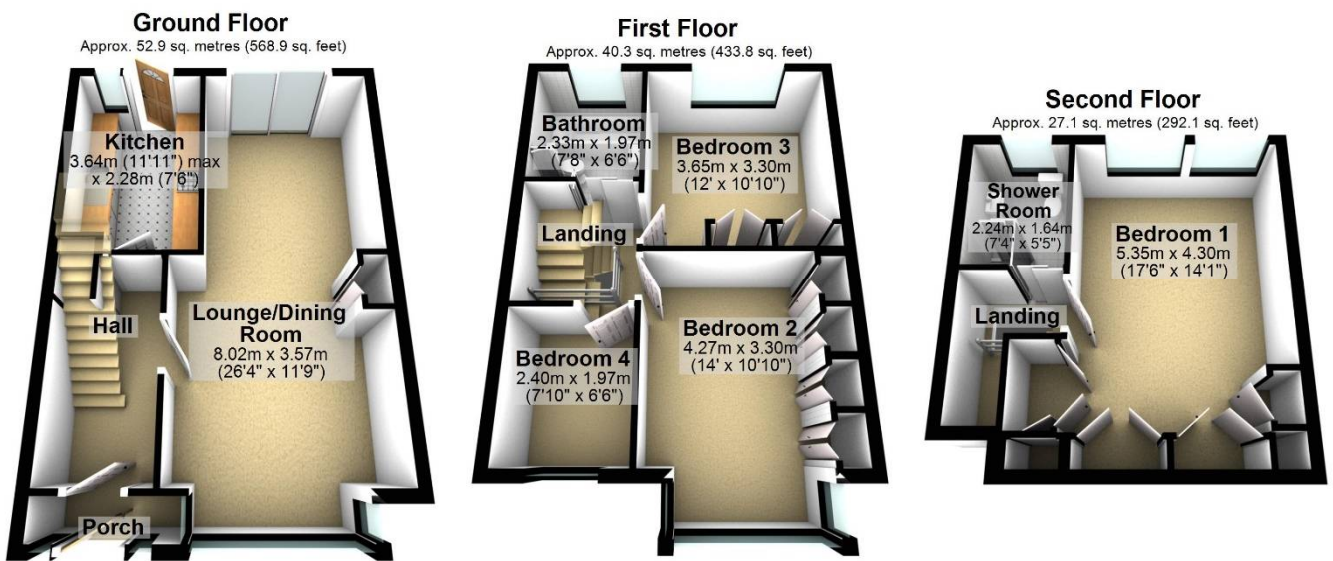


### Second Floor

Approx. 27.1 sq. metres (292.1 sq. feet)



Total area: approx. 120.3 sq. metres (1294.8 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 18th February, 2025