BIRCH CLOSE,
BUCKHURST HILL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS







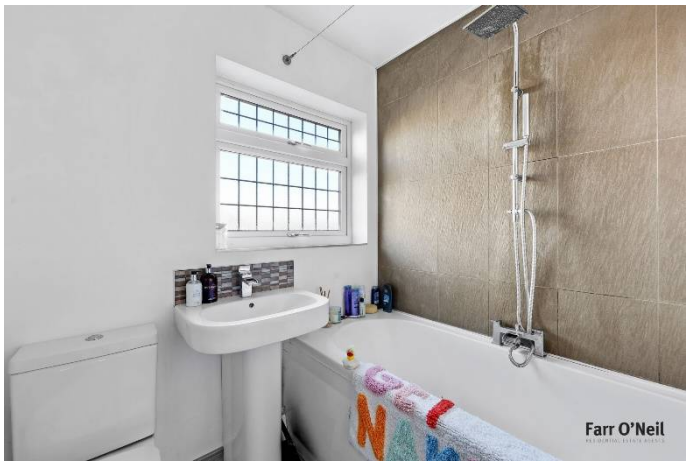
Attractive 1930's terraced house | Extended to the ground floor | Planning consent passed for further extensions | Three well appointed bedrooms | Open plan kitchen / diner | Separate sitting room | Off street parking | Mature 60ft rear garden | Cul-de-sac location close to tube, schools & shops | EPC rating C70 / Council Tax band D

Guide Price
£650,000

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A superbly presented three bedroom mock-Tudor 1930's mid-terrace house which has been stylishly extended to the ground floor. The property offers a wonderfully sociable open plan kitchen / living space, garden room looking onto the garden and a separate lounge, with three well appointed bedrooms and a modern family bathroom on the first floor.

Location

Birch Close is a quiet cul de sac of similar 1930's properties, ideally situated just a short walk from both Buckhurst Hill and Roding Valley Central Line stations, with its direct links to the City, Canary Wharf and West End. Queens Road's cafes, restaurants, boutique shops and Waitrose Supermarket are a similar walk away. The area is well served with both state and independent schools, with Buckhurst Hill Community Primary School close by. For leisure pursuits, there is Epping Forest, Roding Valley Nature Reserve, tennis and cricket clubs and a David Lloyd Club all within easy reach.

Interior

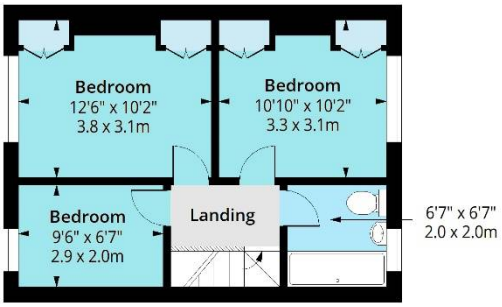
The ground floor accommodation commences with an entrance porch opening into the lounge, which is a stylish room with attractive lead light windows, feature fireplace with log burner and a neutral decor. The rear reception room has been opened up to the kitchen to create a large, sociable family space. The kitchen offers an extensive range of white high gloss fitted units with contrasting wooden worksurfaces with ample space for appliances. The breakfast island adds to the storage options and there is plenty of space for a dining table for entertaining. To the rear of the kitchen is a further full width garden room, presently used as a study and utility area, but would make a great playroom or sitting room looking onto the rear garden. The first floor offers three well appointed bedrooms, all served by a contemporary family bathroom with a white suite and contrasting tiling. Plans have been passed by Epping Forest Council approving a loft extension and adding further ground floor space under reference EPF/0921/26.

Exterior

The front garden is block for parking with space for two cars. The rear garden measures approximately 60ft in length with a decked area, lawn and mature tree, shrub and flower borders. To the rear of the garden is a very useful summerhouse/timber shed.

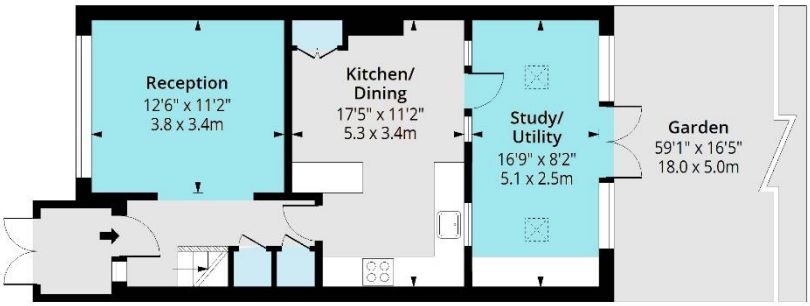
Birch Close IG9

Approx. Gross Internal Area 994 Sq Ft - 92.34 Sq M



First Floor

Floor Area 410 Sq Ft - 38.09 Sq M



Ground Floor

Floor Area 584 Sq Ft - 54.25 Sq M

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RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 13/11/2026

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 14th November, 2026