


Daniel Frank

# 7 Bancroft Avenue
# Buckhurst Hill, IG9 5JW

Situated in a sought-after location within Buckhurst Hill, this detached four-bedroom family home occupies a quiet cul-de-sac position and offers spacious accommodation throughout, alongside excellent potential for further improvement and extension, subject to the necessary planning consents.

The ground floor comprises a generous kitchen with an external door providing convenient access to the side of the property. To the rear is a particularly sizeable reception room, to create an excellent additional area suitable for dining or family living. From here, doors open directly onto the well-maintained rear garden, which features a paved patio.

Upstairs, the property provides four well-proportioned bedrooms and a family bathroom. Further benefits include a useful downstairs shower room, off-street parking, a substantial double-length garage and the potential to extend, subject to planning permission.

Offered to the market chain free, the property represents an excellent opportunity for a purchaser looking to modernise and create a home tailored to their own requirements, while benefiting from a highly regarded residential location.

The property is ideally positioned for access to a superb selection of highly regarded state and independent schools, with Bancroft's School also within easy walking distance.

For commuters, both Buckhurst Hill Central Line Station and Chingford Mainline Station are within easy reach, providing convenient connections into London.

The popular Queens Road is also nearby, offering an excellent selection of boutique shops, cafés, restaurants and Waitrose, providing a convenient range of amenities close to home.

**Tenure** Freehold
**Council** Redbridge







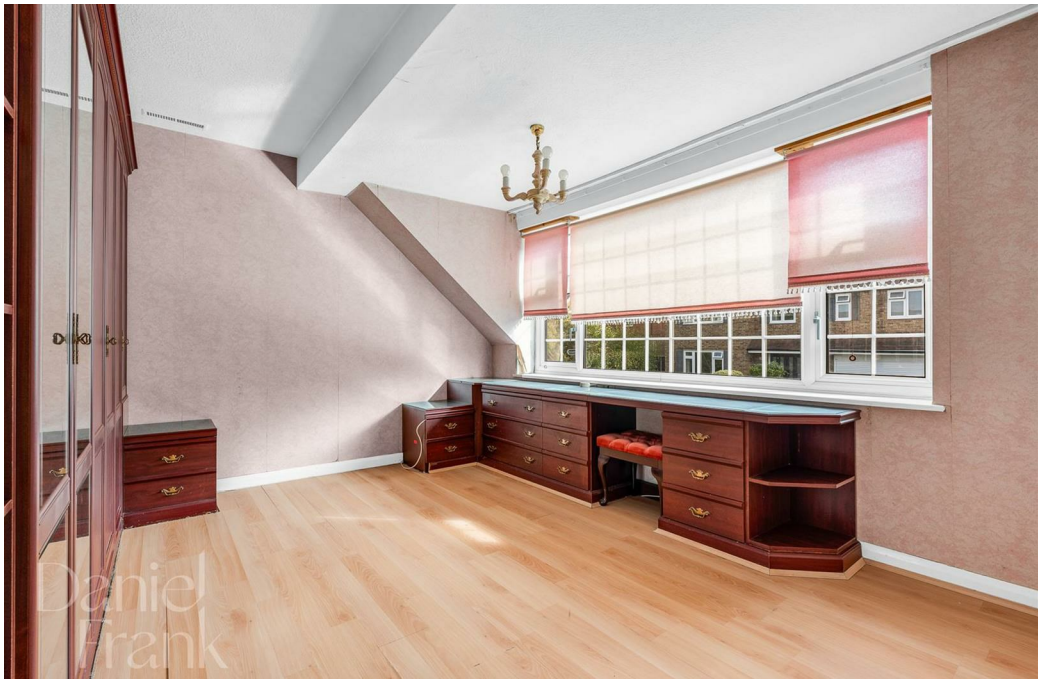






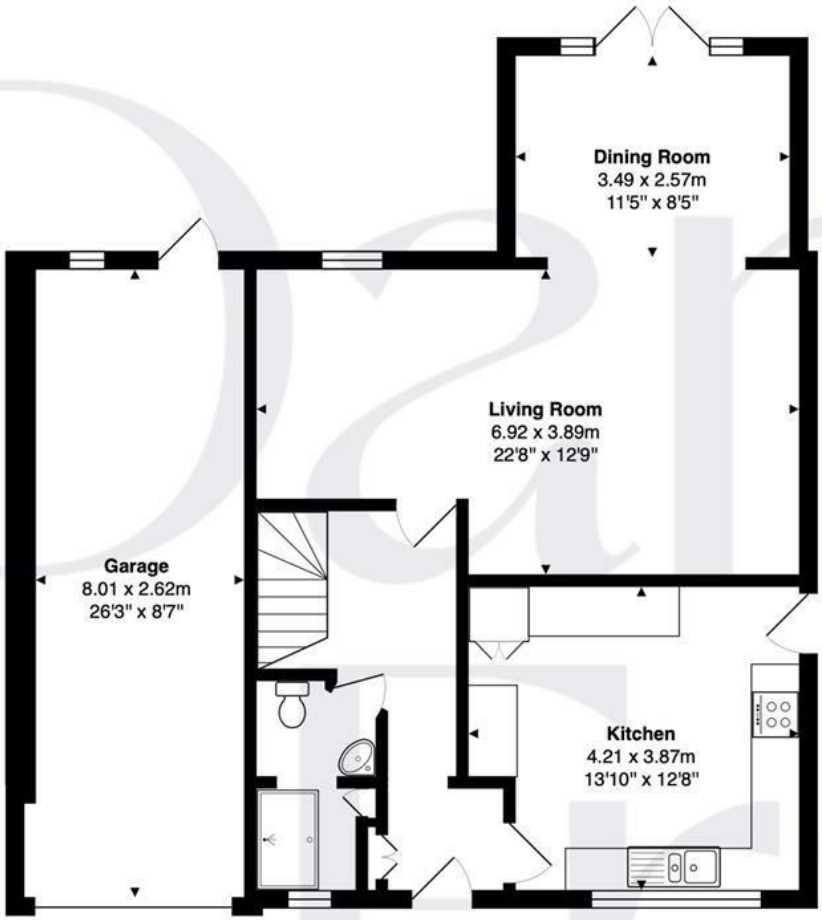
Your Next Chapter



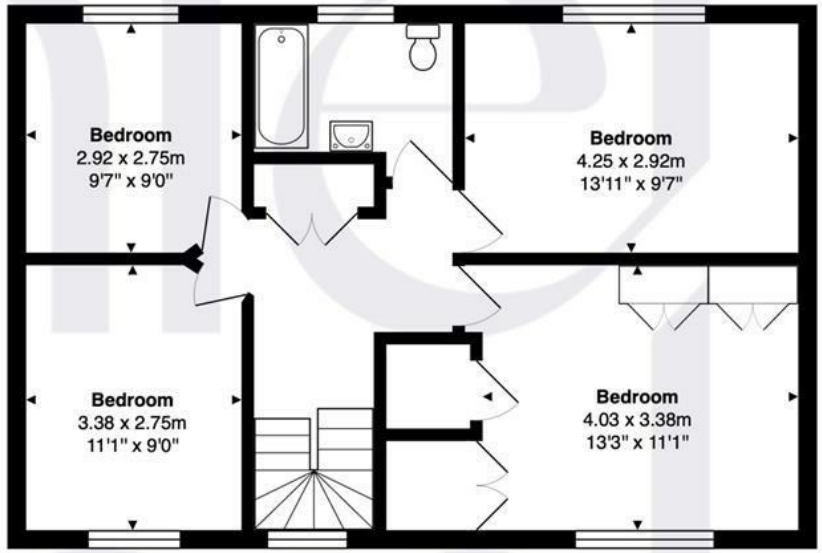




Your Next Chapter




**Ground Floor**
Area: 87.0 m² ... 936 ft²




**First Floor**
Area: 63.6 m² ... 685 ft²

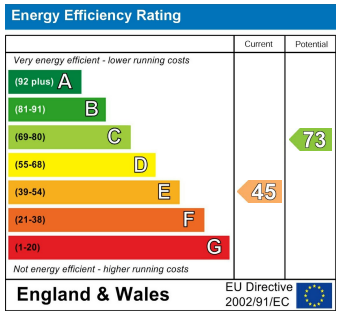
Total Area: 150.6 m² ... 1621 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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WHY BUCKHURST HILL?

Buckhurst Hill as an area offers everything you need. Queens Road is located in the centre of Buckhurst Hill and covers all essential needs with Waitrose being the main supermarket as well as popular cafes, coffee shops and restaurants. Having Knighton Woods and Roding Valley Nature Reserve on your doorstep is yet another perk of living here. Buckhurst Hill Football Club & Buckhurst Hill Cricket Club are both easily accessible and provide sporting opportunities for the local community. In terms of schools there is a choice of both private and highly regarded state schools in the area.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.








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