



Whitehall Road
Buckhurst Hill | London | E4 6DN

FINE & COUNTRY

SELLER INSIGHT

“ We moved here some 12 years ago because we loved the location and the fact that the house is set back from the road and it is a quiet and peaceful area. We are only a few minutes walk from Epping Forest so it is ideal for walking the dogs or enjoying a cycle ride.

Buckhurst Hill is a charming town with a Waitrose and numerous independent shops, stylish boutiques, hairdressers, beauty salons, restaurants and pubs including the renowned Three Colts. Both Buckhurst Hill Central line tube station and Chingford overground train station are just over a mile away. For sporting enthusiasts, we have cricket, tennis, bowls, football and rugby at the local clubs. Education is available at good local primary and independent schools including the excellent Loyola Prep School and Bancrofts in nearby Woodford Green that includes two other secondary schools rated Outstanding by Ofsted.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

Whitehall Road

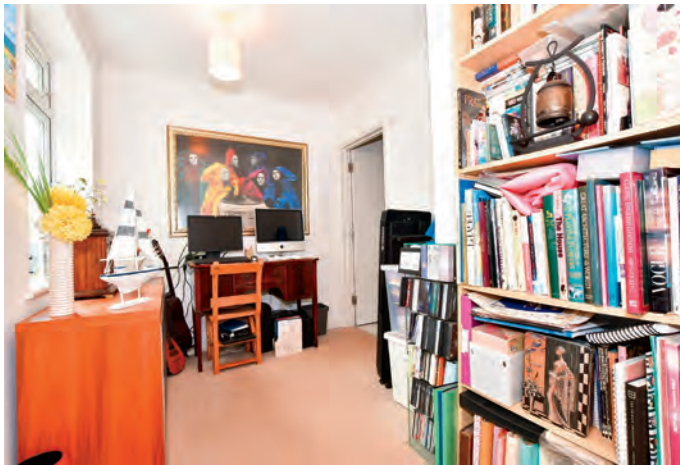
Originally built in 1934 this three storey, double fronted Art Deco house is delightful. It is set well back from the road in the midst of a large plot with views over Epping Forest and a hard standing frontage and driveway providing off road parking for four cars. While it has been tastefully updated to accommodate 21st century living, the house retains some charming original features such as the staircase, bay windows and fireplaces that give it a special character.

The spacious, double aspect lounge and dining areas includes a large bay window with modern shutters and a fireplace with a log burner in the seating area that you can cosy up to on a cold winter's evening, while in the dining area there are patio doors to the rear terrace. However the 'piece de resistance' is the stunning kitchen/breakfast room where the family are likely to spend much of their time. With its black and white units, a central island breakfast bar and bi-folding doors to the garden, it is the height of modern design and includes a hob and built-in oven, fridge freezer and a dishwasher while the adjacent utility room has laundry facilities. Also on the ground floor is a cloakroom and a useful study with a charming bay window and shutters that looks over the front of the property so you can see visitors approaching.

Off of the split level first-floors galleried landing there is a trendy family bathroom with a Jacuzzi bath and a separate steam shower as well as four bedrooms. These include two double bedrooms with fitted cupboards, a single with a fitted wardrobe and another with an en-suite shower room. While on the second floor you will find the superb double bedroom with its partially vaulted ceiling, vast eaves storage, a contemporary en-suite shower room and French doors to the balcony where you can enjoy admiring the panoramic views.

The rear garden has been tended with loving care and includes shrub borders, mature trees, a rear terrace for relaxing in the sunshine and steps down to a large lawn that has a pathway to a substantial workshop surrounded by another terrace with a barbecue.







Travel Information

Buckhurst Hill Station	1.3 miles
Chingford Station	1.3 miles
Canary Wharf	11.4 miles
Charing Cross	12.9 miles
Stansted Airport	23.9 miles

Leisure Clubs & Facilities

Buckhurst Hill Football Club	02085041189
Buckhurst Hill Rugby Club	02085040429
Buckhurst Hill Bowling and Tennis Club	02085040780
Chingford Golf Club	02085241681
Chingford Golf Range	02085292409
Chingford Golf Course	02085292085

Healthcare

Buckhurst Way Clinic	02085040405
The River Surgery	02085047364
Kings Medical Centre	02085040122

The Holly Private Hospital
Whipps Cross University Hospital

Education

Primary Schools

Buckhurst Hill Community Primary
St Johns Primary
Daiglen School
Loyola Prep School
Bancroft's Prep School

Secondary School

Trinity High Catholic School
Heathcote School and Science Coll
Woodford County High School
Braeside School
Bancroft Senior School

02085053311
02085395522

02085057300
02085042934
02085047108
02085047372
02085066751

02085043419
02084985110
02085040611
02085041133
02085054821

Entertainment

Restaurants and pubs

The Three Colts	02085040407
The Warren Wood	02085053737
Queen's Room Steakhouse	02085043867
Gosht	02085046505
Soiree	02085049498

Local Attractions / Landmarks

Epping Forest

Ground Floor

Approx. 68.1 sq. metres (732.8 sq. feet)



Split Level First Floor

Approx. 59.8 sq. metres (643.7 sq. feet)



Second Floor

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



Ground floor

Entrance Hall	
Cloakroom	
Study	3.35m x 1.9m
Lounge	3.8m x 4.5m
Dining Area	3.5m x 4.4m
Kitchen/Breakfast Room	5.3m x 4.2m

Split Level First Floor

Landing	
Bedroom 2:	3.1m x 4.1m
Bedroom 3:	4.4m x 2.7m
Bedroom 4:	4.1m x 2.18m
En-Suite Shower Room	
Bedroom 5:	5.25m x 1.9m
Bathroom	

Second Floor

Landing	
Bedroom 1:	6.37m x 3.18m
En-Suite Shower Room	

Outside

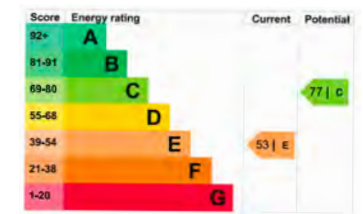
Off Street Parking
Rear Garden

£1,100,000

EPC Rating: E

Council Tax Band: E

Tenure: Freehold





Fine & Country Loughton
234 High Road, Loughton, Essex IG10 1RB
020 8418 0018 | loughton@fineandcountry.com