



## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 131.7 sq. metres (1418.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Bradford's Close



## 8 Bradfords Close, Buckhurst Hill, IG9 6ED

Price Guide £700,000

- \*Guide Price £700,000 - £750,000\*
- Three / Four Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Balcony Aspects to Front & Rear

- Private gated development
- Built in 2009 by Shanly Homes
- Extended to Rear
- Two Bathrooms
- Off-street Parking

## 8 Bradfords Close, Buckhurst Hill IG9 6ED

\*Guide Price £700,000 - £750,000\* Located within the desirable private gated development of Bradfords Close, this extended family home offers flexible and spacious living across three floors. Built in 2009 by the renowned Shanly Homes, the property combines modern design with a secure and community-focused setting, making it an ideal choice for growing families.



Council Tax Band: F



The ground floor has been thoughtfully extended to the rear to create a superb open-plan kitchen/dining room, complete with lantern skylight and patio doors opening directly onto the garden with rear access – perfect for entertaining and family life. A further separate reception room provides excellent versatility, whether used as a formal lounge, playroom or home office. A welcoming entrance hall, ground floor cloakroom and practical storage complete this level. The first floor features a generous lounge with balcony that can also be used as an additional bedroom, alongside a double bedroom and family bathroom. On the second floor, you'll find two further well-proportioned bedrooms, a shower room and useful storage cupboards. The layout is extremely adaptable and can be easily re-configured to provide four or even five bedrooms if required.

Bradfords Close is one of Buckhurst Hill's most sought-after private developments, offering a peaceful residential environment while being conveniently close to local amenities. Families are particularly well-served by highly regarded local schools within walking distance, while Roding Valley Central Line station provides excellent links into London. For leisure, Epping Forest is just moments away, offering miles of scenic walking and cycling routes, and Bancrofts Rugby Club is nearby for those who enjoy sports and community activities.

### Property Information / Disclaimer

FREEHOLD

EPC Rating: B

Council Tax Band: F (Redbridge)

Service charge for the development - £250 pa approx.

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to

scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.