

Directions

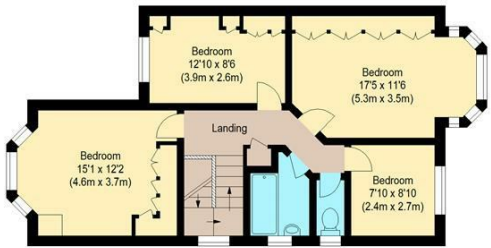
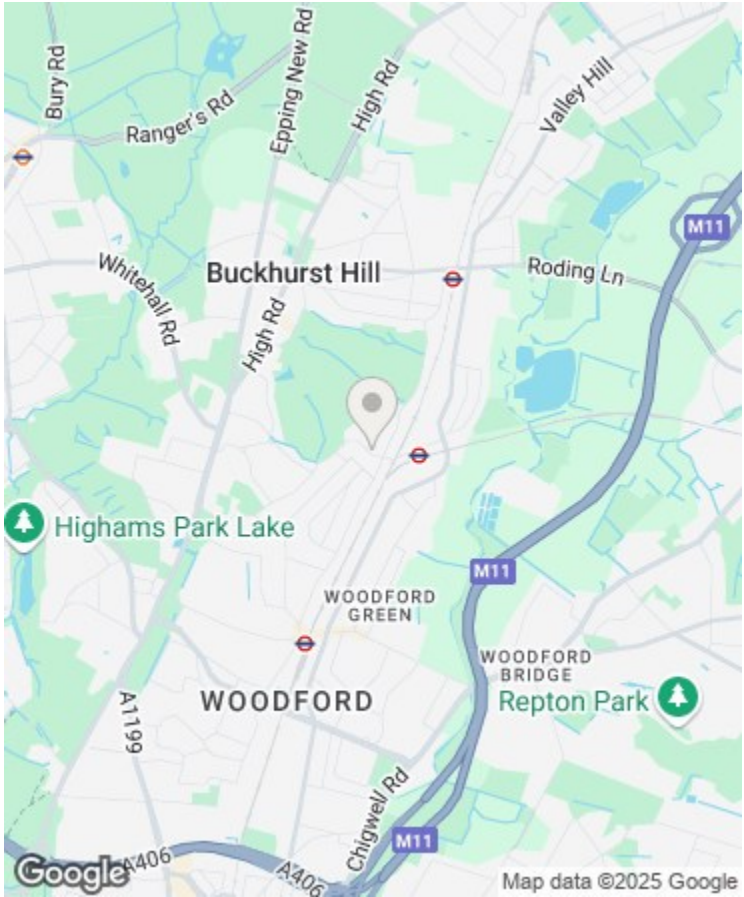
Viewings

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

EPC Rating

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	77
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



First Floor



Ground Floor

william rose
Farm Way, IG9

Approximate Gross Internal Floor Area : 135.73 sq m / 1461 sq ft
Garage : 13.94 sq m/ 150 sq ft



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.

lpaplus.com

Date: 5/2/2025



11 Farm Way, Buckhurst Hill, IG9 5AH

Price Guide £1,000,000

- *Guide Price £1,000,000 - £1,100,000*
- Semi-Detached,
- Large Driveway & Garage,
- Spacious Reception Room,
- Walking Distance to Roding Valley & Woodford Central Line Station,
- Four Bedrooms,
- Approx. 140ft Garden,
- Modern Fitted Kitchen,
- Separate Dining Room,
- Close to Amenities and Schools.

11 Farm Way, Buckhurst Hill IG9 5AH

Guide Price £1,000,000 - £1,100,000 Rare to the market is this spectacular 4 bedroom family home located in the heart of the exclusive Monkmas Estate. The property is in immaculate condition throughout and offers a beautiful 144ft landscaped rear garden, garage and off street parking. Close to station and popular schooling



Council Tax Band: F



Guide Price £1,000,000 - £1,100,000 If you're searching for a stunning family home packed with character and modern features, this property is sure to impress. Nestled in the prestigious Monkmas Estate—an area celebrated for its architectural and historic charm—this home boasts an elegant frontage and a stylish contemporary finish. Lovingly maintained by its current owners, it offers the perfect setting for family life.

This eye-catching semi-detached house is brimming with charm and offers exciting potential for further extension (subject to planning). As you approach, the attractive bay window and inviting porch set the tone for the warmth and style that awaits inside.

Step through the front door into a bright and spacious interior, where original details blend seamlessly with modern comforts. The ground floor features a striking entrance hall with an original stained-glass window, a front reception room, a rear reception room overlooking the garden, a ground-floor W.C., a generous family kitchen-diner, and a garage. Upstairs, a stunning gallery landing with a stunning coloured stained glass feature window leads to four well-proportioned bedrooms, a family bathroom, and a separate W.C. The rear aspect also offers excellent views.

The outdoor space is just as impressive. The beautifully landscaped front garden provides ample off-street parking, while the breathtaking rear garden extends to approximately 144ft. This spectacular outdoor retreat features a patio perfect for entertaining, surrounded by lush lawns and mature shrubs.

For those needing easy access to London, Woodford Central Line Station, Buckhurst Hill, and Roding Valley are all within walking distance. Nature lovers will appreciate having Knighton Woods & Lake on their doorstep—an ideal spot for scenic walks, runs, or bike rides. Meanwhile, The Broadway and Queens Road offer a fantastic selection of cafés, patisseries, restaurants, and independent shops, including an organic and vegan-friendly deli. Transport links are excellent, with both the M25 and M11 easily accessible. Many families are drawn to Buckhurst Hill and Woodford for their outstanding schools and green

spaces. Top-rated schools, including Avon House Preparatory School, Wells Primary School, Woodford Prep, and Bancroft's, are all within a mile of the property.

This is an exceptional home in a highly sought-after location—early viewing is highly recommended!

Property Information / Disclaimer

FREEHOLD

EPC Rating: E

Council Tax Band: Epping Forest band F

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.