



BOWDEN  
BRADLEY



49 Roding Lane

, Buckhurst Hill, IG9 6BJ

Offers in excess of £850,000





## 49 Roding Lane

, Buckhurst Hill, IG9 6BJ

Desirable area of Roding Lane, Buckhurst Hill, this stunning semi-detached house offers an exceptional living experience. Heavily extended, the property boasts four spacious bedrooms, making it ideal for families or those seeking extra space. The main bedroom features a luxurious en-suite, providing a private retreat for relaxation.

As you enter, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The heart of the home is undoubtedly the impressive kitchen and family area, designed to a high specification throughout. This space is not only functional but also aesthetically pleasing, making it a wonderful spot for family gatherings and culinary adventures.

The property also includes two well-appointed bathrooms, ensuring convenience for all residents. For those with vehicles, there is parking available for one car, along with a garage located at the rear of the house, providing additional storage or workshop space.

Situated just 0.3 miles from Buckhurst Hill Station, commuting to London or other nearby areas is a breeze. Additionally, the property is within walking distance to beautiful parkland, offering a perfect escape for outdoor enthusiasts. The house overlooks a serene forest, enhancing the tranquil atmosphere of the location.

With no onward chain, this property is ready for you to move in and make it your own. This semi-detached house on Roding Lane is a rare find, combining modern living with a picturesque setting. Don't miss the opportunity to view this exceptional home.

Bowden Bradley Estate Agents are the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Front

Hallway

Living Room  
15'7" x 13'11" (4.76 x 4.26)

Toilet  
4'5" x 4'3" (1.35 x 1.32)

Kitchen  
12'2" x 18'9" (3.73 x 5.72)

Lounge  
12'4" x 18'0" (3.76 x 5.51)

Landing

Bedroom  
15'8" x 12'9" (4.8 x 3.91)







Bedroom  
10'11" x 10'9" (3.35 x 3.28)

Bedroom  
7'6" x 8'0" (2.29 x 2.44)

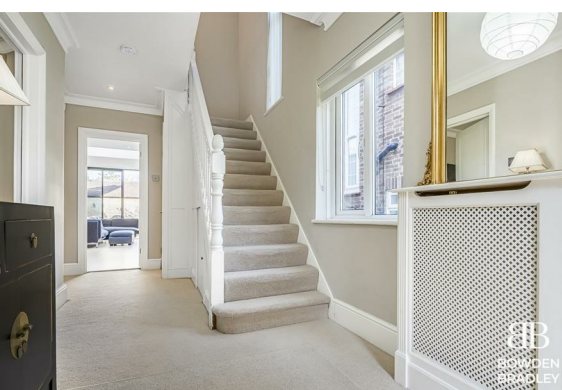
Bathroom  
6'5" x 6'5" (1.96 x 1.98)

Bedroom  
18'11" x 11'8" (5.77 x 3.58 )

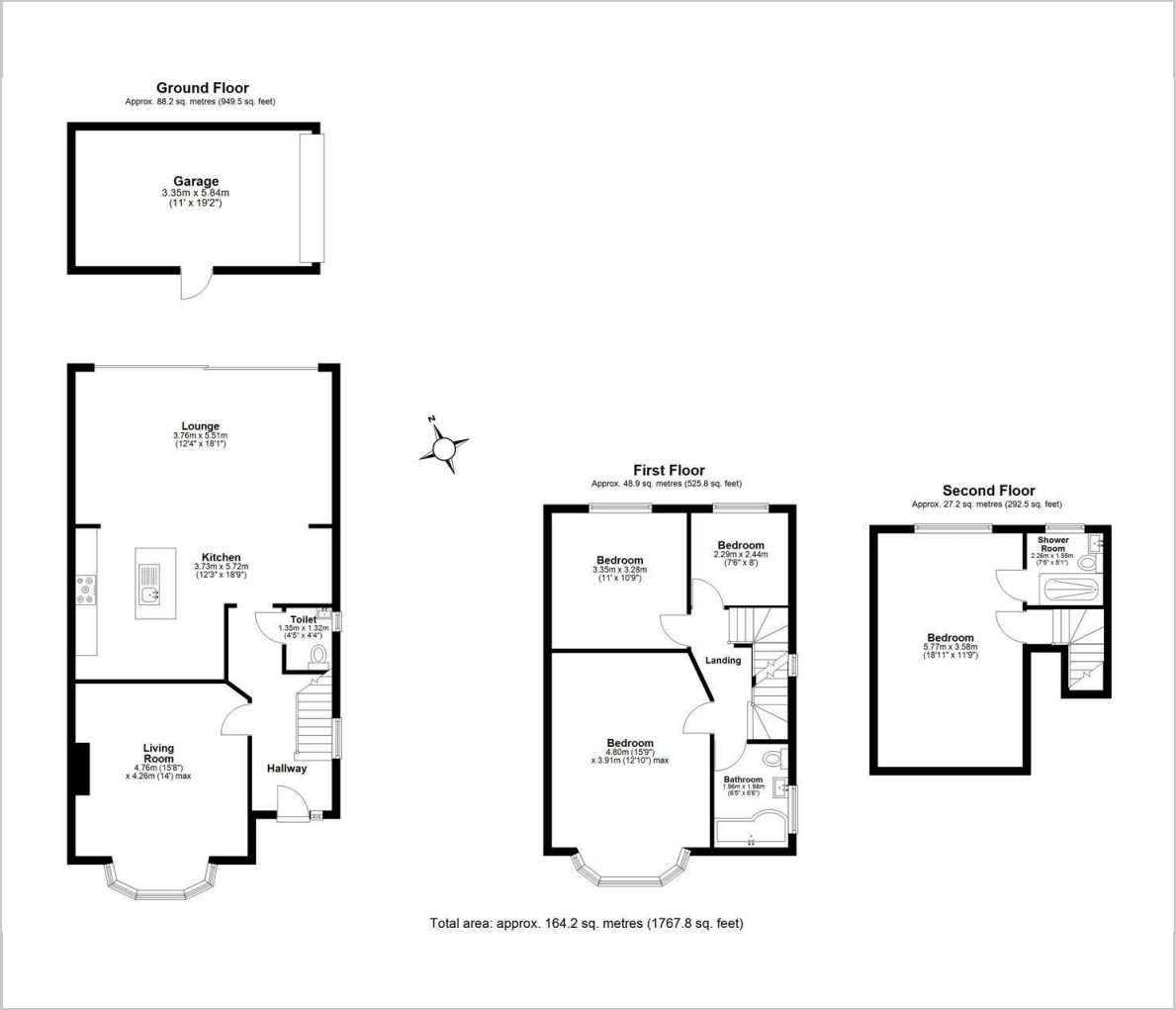
Shower Room  
7'4" x 5'1" (2.26 x 1.55)

Garden

Garage  
10'11" x 19'1" (3.35 x 5.84)



Floor Plan



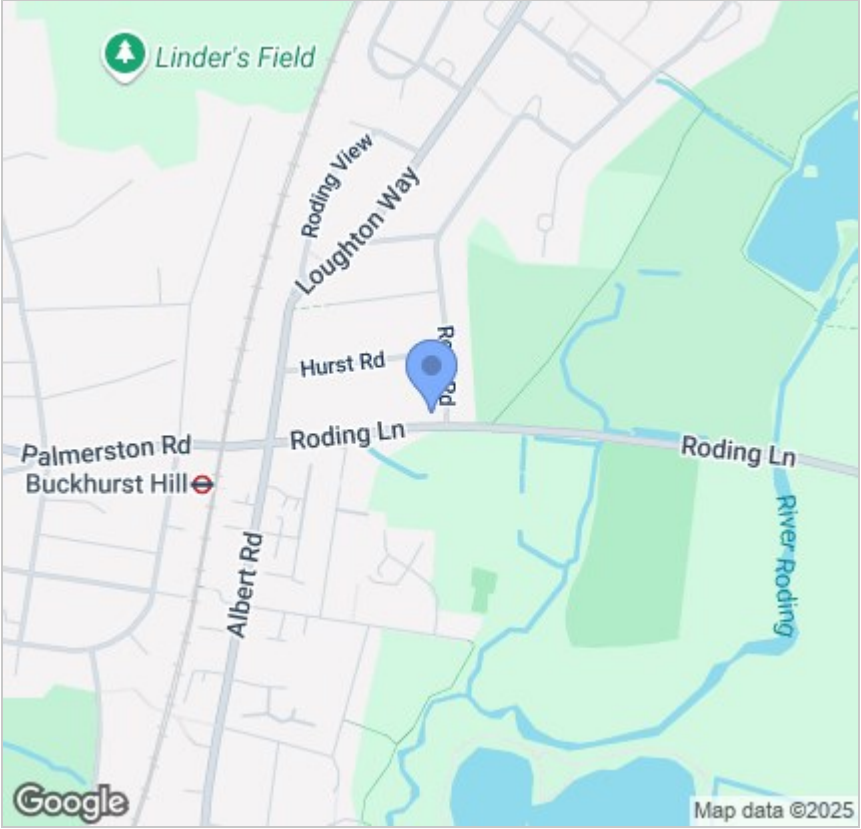
Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

