

Daniel
Frank





32 Roebuck Lane Buckhurst Hill, IG9 5QN

Nestled in one of Buckhurst Hill's most sought-after residential areas, lies this stunning four bedroom detached family home.

The ground floor features an expansive open-plan living area centered around a recently updated contemporary kitchen with sleek white cabinetry, quartz worktops, and integrated appliances. The adjoining living/dining area, with its rich wooden flooring, cozy log burner, and French doors, seamlessly extends the living space into the beautifully landscaped west-facing garden. Additionally, the home offers a versatile second reception room, currently used as a gym, a utility room, and a bar/wine store, perfect for entertaining.

Upstairs boasts four double bedrooms, including a luxurious principal suite with an en-suite bathroom and dressing room. The other bedrooms are all served by a modern family bathroom.

The property's front garden provides parking for two cars, surrounded by attractive flower and shrub borders, with side access to the rear garden. The west-facing garden, approximately 45 feet in length, is a tranquil oasis designed for enjoying the afternoon and evening sun. It features a decked area for entertaining, a lawn area, well-tended borders, a paved patio, and a timber shed at the rear for additional storage.

Roebuck Lane is one of Buckhurst Hill's most prestigious addresses, offering easy access to the Central Line Station, Queens Road, and excellent schools. The Central Line provides direct links to the City, West End, and Canary Wharf, making commuting a breeze. For drivers, the M25, M11, and key routes into London are conveniently close. Buckhurst Hill is surrounded by the natural beauty of Epping Forest, and nearby leisure options include golf, tennis, cricket clubs, and the David Lloyd Leisure Centre.

Tenure Freehold
Council Epping Forest





Your Next Chapter

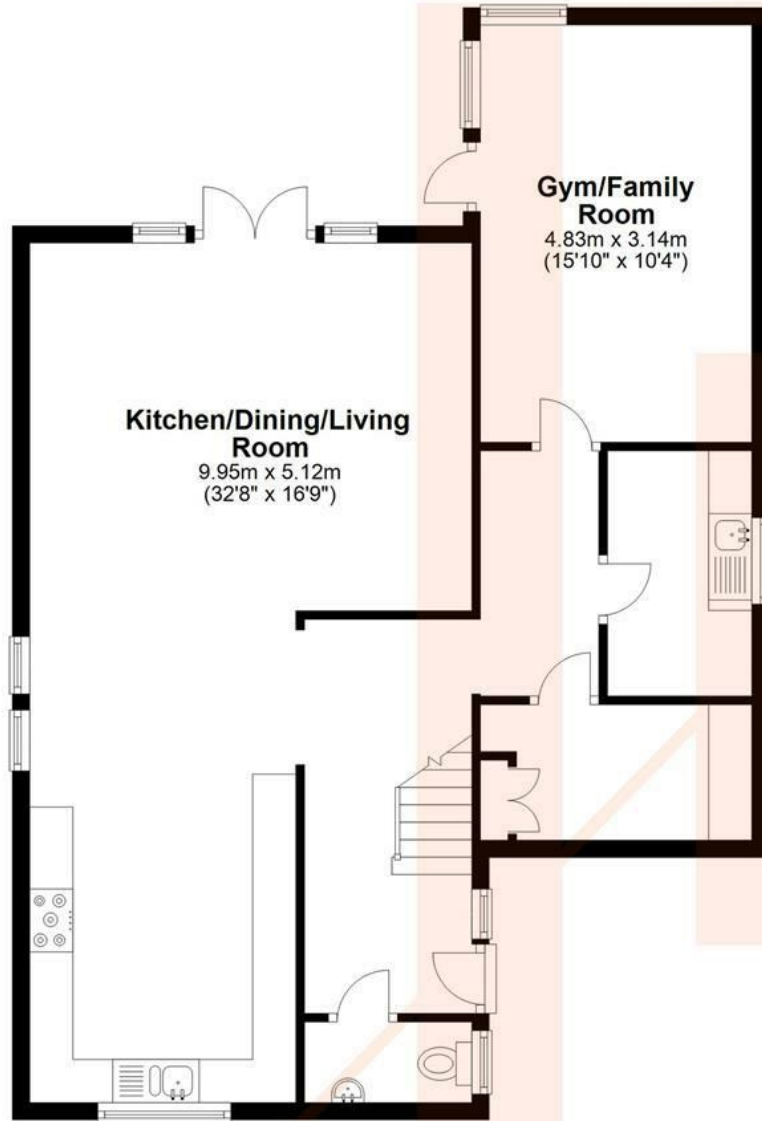


Your Next Chapter



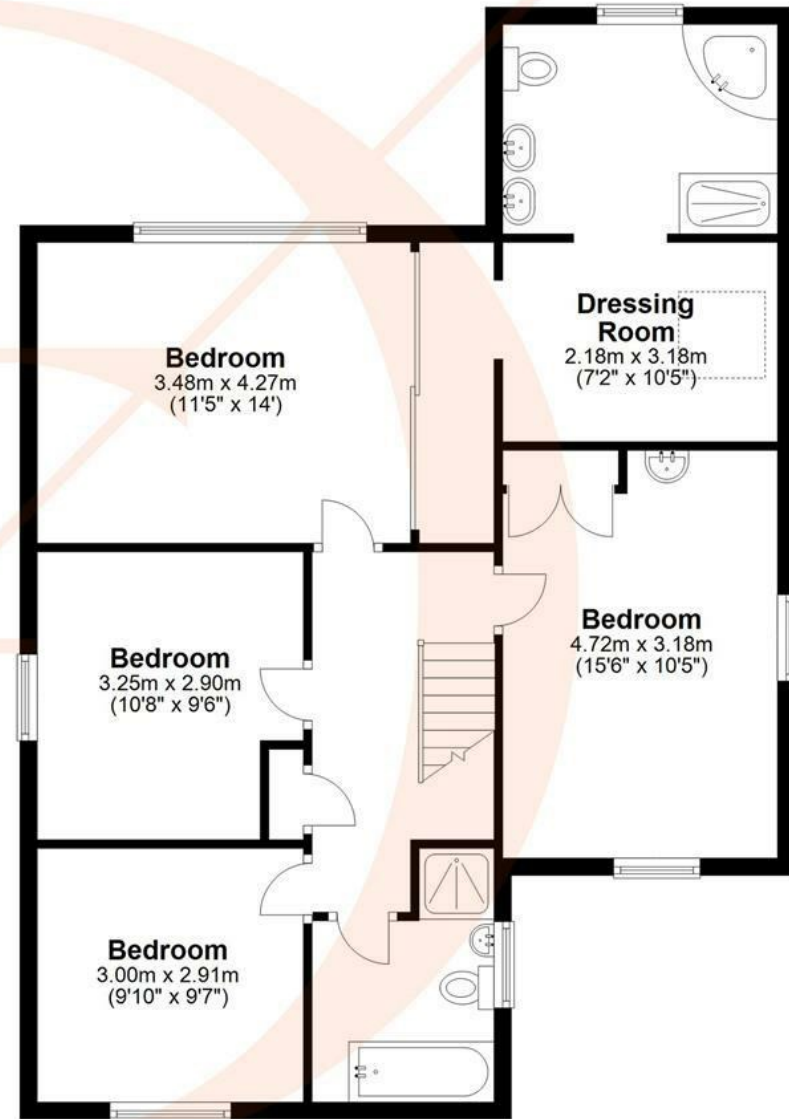
Ground Floor

Approx. 81.2 sq. metres (874.3 sq. feet)



First Floor

Approx. 82.5 sq. metres (888.4 sq. feet)



Total area: approx. 163.8 sq. metres (1762.7 sq. feet)

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 are 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. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

