



Forest Edge, Buckhurst Hill, IG9

BUTLER & STAG



**Guide price £975,000 - £1,000,000. Charming Detached Home in the Heart of Buckhurst Hill. Located just a stone's throw away from Queens Road and Knighton Woods.**



## Freehold

- Charming Detached Home
- Period Features Throughout
- Short Walk To Both Buckhurst Hill & Roding Valley Central Line
- Off Street Parking & Integrated Gardens
- Gas Fired Aga
- 80' Rear Garden
- On The Doorstep Of Knighton Woods
- Potential To Extend (STPP)

Nestled in the highly sought-after Forest Edge area of Buckhurst Hill, this elegant three-bedroom home is a perfect blend of period charm and modern living, offering spacious interiors, beautiful original features, and exciting potential to extend (STPP).

Upon entering, you're greeted by a generous lounge/dining area, ideal for entertaining, with large bay windows and characterful period detailing. The heart of the home is the spacious kitchen, which boasts a classic AGA oven, adding warmth and character, with French doors leading to the impressive 62'4" rear garden—a true oasis of calm. A versatile bedroom/study, a guest WC, and an integrated garage complete the ground floor.

Upstairs, the home continues to impress with a generous principal bedroom, featuring an en-suite bathroom and access to a private balcony, offering a tranquil spot to unwind. Two further well-proportioned double bedrooms, a single bedroom, and a stylish family bathroom ensure ample space for a growing family.

Situated just moments from Buckhurst Hill Station, this home offers fantastic commuter convenience, while the scenic Knighton Woods is right on your doorstep, providing a stunning natural retreat. With its period features, desirable location, and extension potential, this property is a rare find.

Living in Buckhurst Hill offers the perfect balance between city convenience and countryside charm. Nestled on the edge of Epping Forest, the area is home to Knighton Woods, a stunning natural retreat ideal for peaceful walks, jogging, and wildlife spotting. This historic woodland, once part of a grand estate, provides a tranquil escape from urban life while still being just moments from modern amenities. Buckhurst Hill station, on the Central Line, ensures seamless





## Forest Edge

Approx. Gross Internal Area 159.2 sq. metres (1713.3 sq. feet)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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☎ 020 8504 9000

🏠 184 Queen's Road, Buckhurst Hill, IG9 5BD

✉ buckhursthill@butlerandstag.com

[www.butlerandstag.uk](http://www.butlerandstag.uk)