

BUCKHURST WAY,
BUCKHURST HILL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Well presented family home | Four well appointed bedrooms | Family bathroom and separate shower room | Two stylish reception rooms
Potential to extend | Parking for three cars | 75ft rear garden | State and Independent schools close by | Excellent location for the Central Line
EPC rating D67

Guide Price
£695,000

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A beautifully presented loft extended 1930's end of terrace property which offers four bedrooms, bathroom, shower room, two reception rooms, fitted kitchen, 75ft garden and an attached garage giving potential to further extend the ground floor living space.

Location

This property is situated in a sought after spot, ideally situated just a short walk from both Buckhurst Hill & Roding Valley Central Line Stations, with a great choice of both state and independent schools close by. Queens Road's shops, cafes and restaurants are a short walk away, and for leisure pursuits there is Epping Forest, Roding Valley Nature Reserve, cricket, golf and tennis clubs, along with a David Lloyd Centre all within easy reach.

Interior

The ground floor commences with a welcoming entrance hall with a stylish neutral decor which continues throughout the property. There are two reception rooms, a traditional bay fronted sitting room to the front aspect, and to rear, with double doors opening onto the garden is a delightful dining room, perfect for entertaining. The kitchen is fitted with a good range of base & wall mounted units and contrasting worksurfaces, with ample space for storage and appliances. The first floor has three well appointed bedrooms, all served by a family bathroom with a white suite and complimentary tiling. The top floor has the principal bedroom and there is a separate shower room with a quadrant shower cubicle.

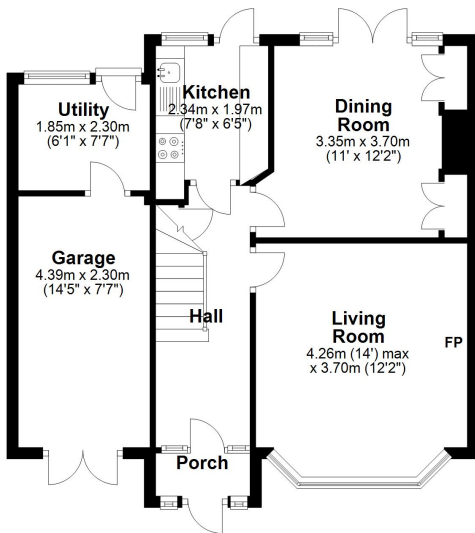
Exterior

The front garden is predominantly paved to offer parking for three cars, along with a shrub and tree border. The attached garage offers excellent storage, although probably a little small for modern cars, and to the rear is a utility room with space for appliances. The rear garden is a real treat, with a raised decked area, perfect for a summer barbeque, and there steps down to the lawn with mature borders. Sitting on a good size plot, and looking at neighbouring properties, there is the potential to extend the ground floor living space to both the rear and side, in place of the garage, subject to the usual planning consents.



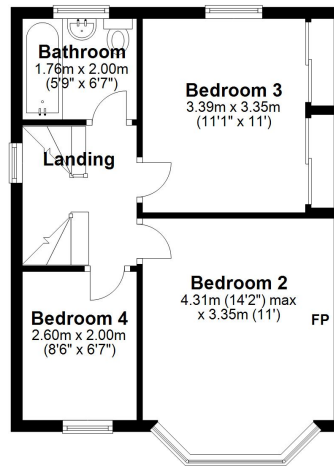
Ground Floor

Approx. 55.3 sq. metres (595.5 sq. feet)



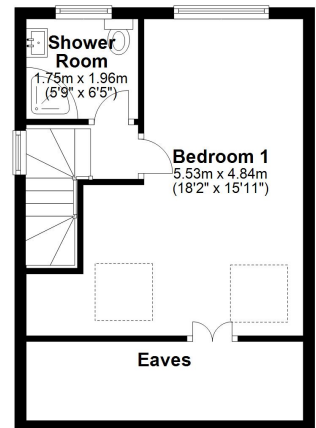
First Floor

Approx. 38.7 sq. metres (416.1 sq. feet)



Second Floor

Approx. 33.9 sq. metres (365.4 sq. feet)



Total area: approx. 127.9 sq. metres (1376.9 sq. feet)

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.
Details Prepared on 13th June, 2021