

BUCKHURST WAY,  
BUCKHURST HILL,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



1930's three bedroom family home | Potential to extend to the loft and rear | Excellent location for schools and the Central Line | Generously proportioned through lounge | Fitted kitchen | Modern family bathroom | Off street parking | Southerly facing 100ft garden | Council Tax band D | EPC rating C71

**Price Range**  
**£525,000 to**  
**£550,000**



Ideally situated for the Central Line & local schools is this well presented traditional 1930's mid-terrace property. Features include a spacious through lounge, fitted kitchen, three well appointed bedrooms, a modern first floor bathroom, a delightfully mature rear garden and these properties offer excellent potential to extend both into the loft and also to the ground floor.

### **Location**

This property is situated in a sought after spot, ideally situated just a short walk from both Roding Valley & Woodford Central Line Stations, with a great choice of both state and independent schools close by. The Broadway at Woodford and Queens Road in Buckhurst Hill are both a short walk away with their shops, cafes and restaurants, 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 accommodation commences with a welcoming entrance hall with understairs storage. The generously proportioned through lounge is a stylish room having a traditional bay window to the front aspect and French doors opening to the rear garden - perfect for entertaining. The galley kitchen is fitted with base and wall mounted units with complementary worksurfaces and tiling with ample space for appliances and storage alike. Upstairs are three well appointed bedrooms, the principal bedrooms with fitted wardrobes, along with a modern family bathroom with a white suite and contrasting tiling.

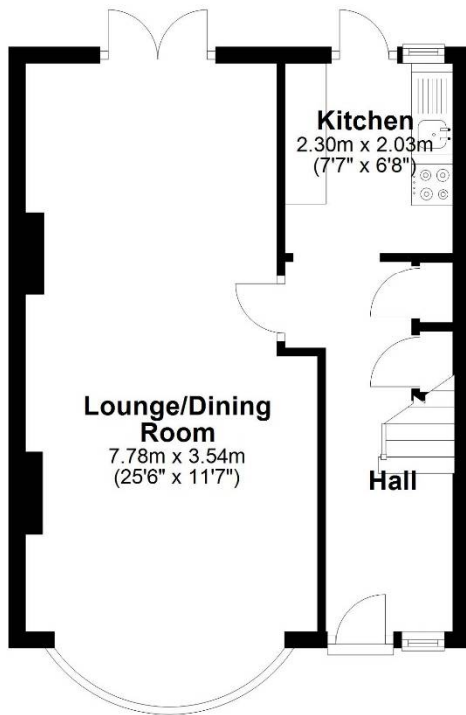
### **Exterior**

The front of the property has paving to offer parking for one car. The garden is a real treat, measuring approximately 100ft in length, predominantly laid to lawn with mature borders, large patio and a timber shed to the rear.



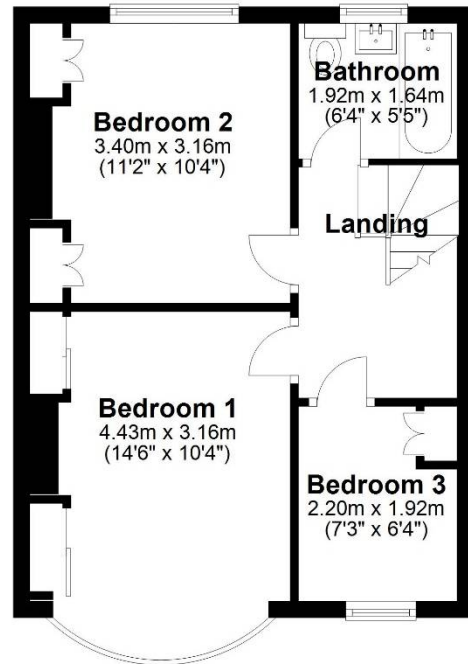
### Ground Floor

Approx. 36.3 sq. metres (390.6 sq. feet)

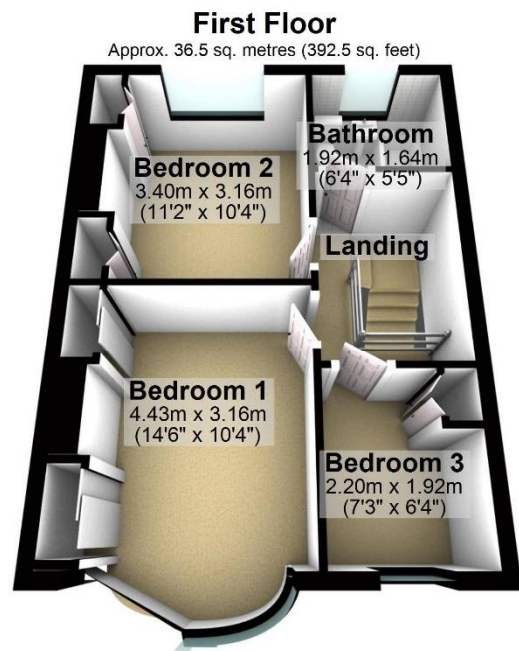
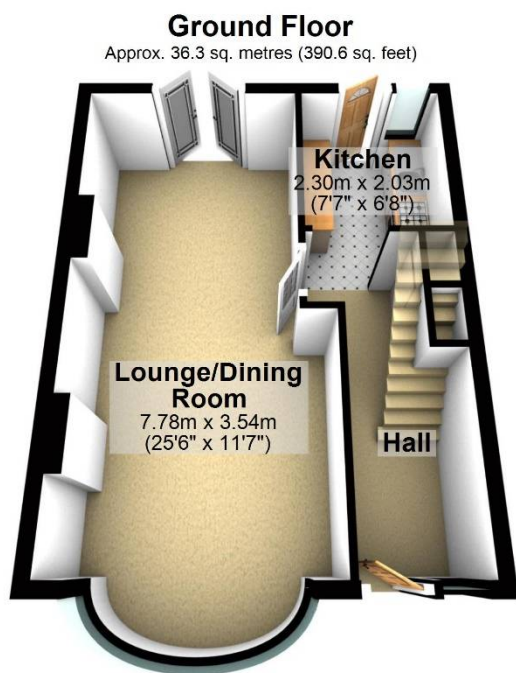


### First Floor

Approx. 36.5 sq. metres (392.5 sq. feet)



Total area: approx. 72.8 sq. metres (783.1 sq. feet)



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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 12th April, 2024