

ROEBUCK LANE,  
BUCKHURST HILL,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Attractive detached family home | Four double bedrooms | Principal bedroom with en suite & dressing area | Stylish open plan kitchen / living space | Second reception / gym | Utility room & guest cloakroom | West facing rear garden | State & independent schools close by | Premium location in the heart of Buckhurst Hill | EPC rating D63 / Council Tax band G

**Guide Price**  
**£1,150,000**

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Situated in one of Buckhurst Hill's premier residential turnings is this beautifully presented family home. Features include four double bedrooms, the principal room with an en suite bathroom a dressing area, a stylish contemporary kitchen, two reception rooms, utility room and a well stocked west facing rear garden.

### **Location**

Roebuck Lane is one of Buckhurst Hill's most prestigious turnings with the Central Line Station, Queens Road and schools all within easy reach. The Central Line offers direct links to the City, West End and Canary Wharf, and for road users the M25, M11 and routes into London are all close by. For leisure pursuits, the town is surrounded by Epping Forest, and there are plenty of golf, tennis and cricket clubs within easy reach, along with a David Lloyd Leisure Centre.

### **Interior**

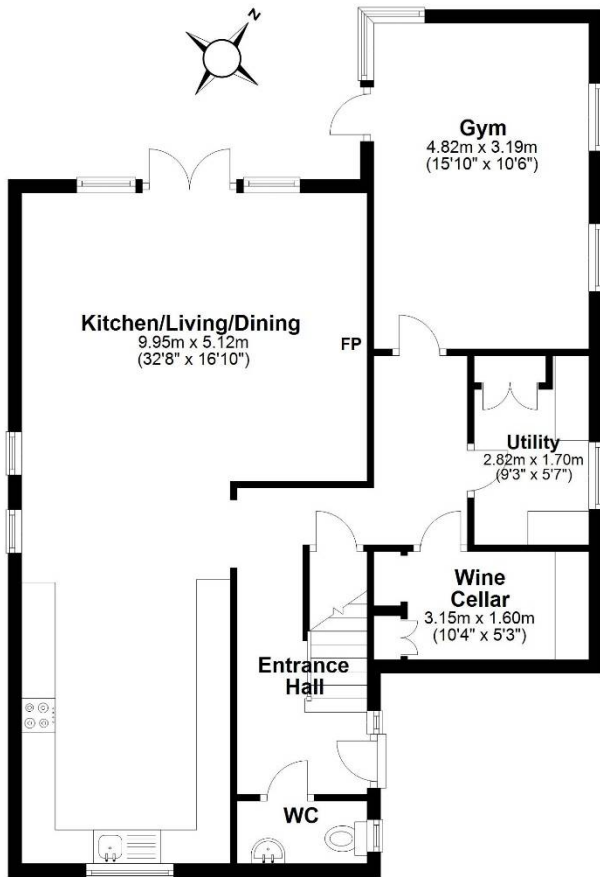
The ground floor accommodation commences with a welcoming entrance hall with stylish wood effect flooring and a handy guest cloakroom. The principal living space is open plan with a recently fitted kitchen to the front aspect with white base and wall mounted units with complementary quartz work surfaces. There are integrated appliances and plenty of storage options. This is open to a generously proportioned living / dining room with elegant wooden flooring, fireplace with a log burner and French doors opening onto the rear garden. The present owners use the 2nd reception room as a gym, but could easily be transformed into a formal dining room, play room, TV room or works space, and there is also a good size utility room and bar/wine store. Upstairs are four well appointed double bedrooms, the principal bedroom suite being an absolute treat, with its own dressing room and full size bathroom with both bath and separate shower. The other bedrooms are all served by a modern family bathroom with a white suite and matching tiling.

### **Exterior**

The front garden offers parking for two cars alongside attractive shrub and flower borders with side access to the rear garden. This is west facing, so perfect for the afternoon and evening sun, approximately 45ft in length, with a decked area for entertaining, lawn, shrub and flower borders, paved patio and a timber shed to the rear.

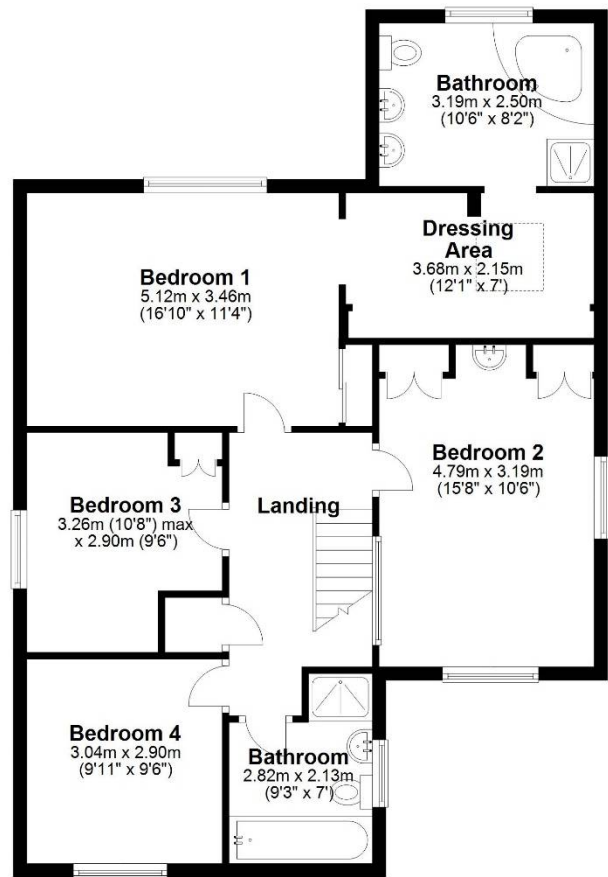
### Ground Floor

Approx. 81.7 sq. metres (879.7 sq. feet)

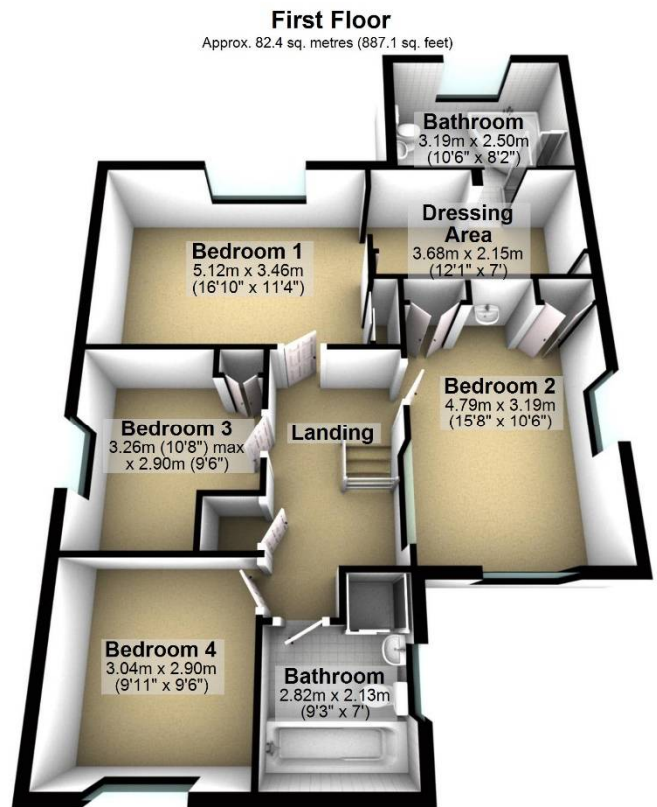
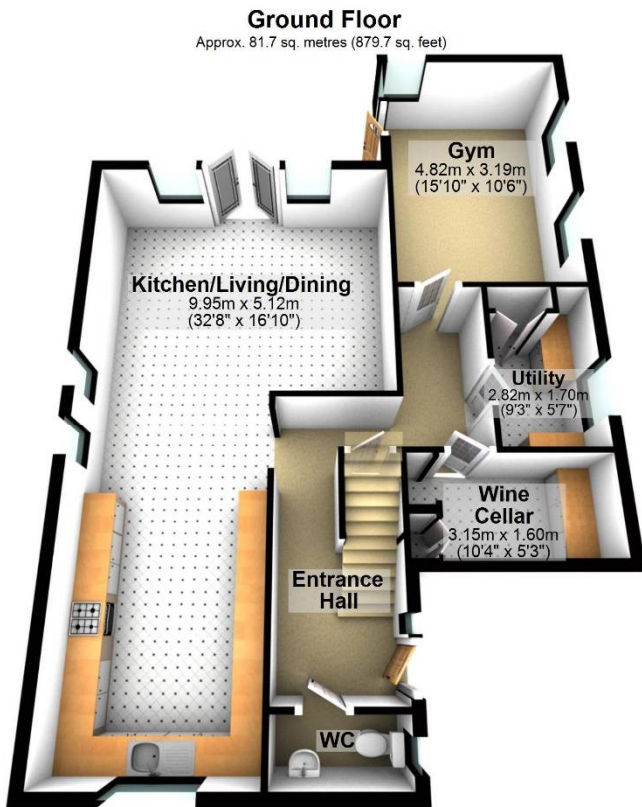


### First Floor

Approx. 82.4 sq. metres (887.1 sq. feet)



Total area: approx. 164.1 sq. metres (1766.8 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 22nd April, 2024