

BUSH ROAD,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Delightful two bedroom bungalow | Spacious extended reception room with patio doors | Garden with outbuilding | Kitchen / Diner | Two good size bedrooms with fitted wardrobes | Double glazing | Gas Central Heating | Central Line Stations within easy reach | Green spaces of Roding Valley and Epping Forest very close | EPC tbc / Council Tax D

**Guide Price**  
**£575,000**





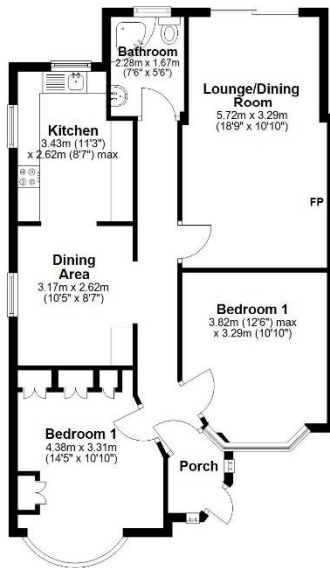
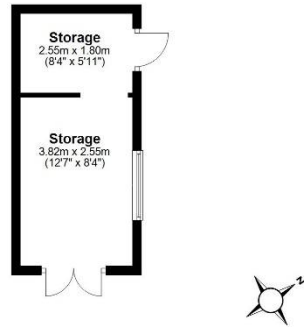
A delightful two bedroom semi detached bungalow situated in a sought after turning. Features include a spacious porch, an extended generous reception room with feature fireplace and patio doors onto the rear garden; a kitchen / dining room, two good size bedrooms with fitted wardrobes and a modern bathroom. There is additional storage in the loft area.

Outside, there is off street parking to the front and a shared side entrance which gives access to the rear garden. The rear garden has a lawn area, a wonderful variety of flower and shrubs and a useful brick built storage outbuilding with power and light.

This area proves popular due to schooling, transport links and local shops at Woodford, Roding Valley and Buckhurst Hill. There are Central Line Stations at Woodford, Roding Valley and Buckhurst Hill and for road users the M25, M11 and routes into London are conveniently close by. This is a particularly sought after area being surrounded by Epping Forest, open green spaces, the River Roding and with plenty of amenities close by.

**Ground Floor**

Main area: approx. 73.0 sq. metres (785.5 sq. feet)  
Plus outbuildings: approx. 14.6 sq. metres (158.8 sq. feet)



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Total area: approx. 87.5 sq. metres (942.3 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 2nd August, 2024