

BEECH LANE,  
BUCKHURST HILL,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Two bedroom Victorian terraced property | Potential to improve | Spacious open plan lounge / dining room | Separate kitchen | First floor bathroom | Sought after schools close by | Offered with no onward chain | Courtyard rear garden | Quiet spot, ideally placed for Queens Road & Central Line | EPC rating D64 / Council Tax band D

**Price Range**  
**£550,000 to**  
**£575,000**





This traditional brick-fronted Victorian property which is situated in a wonderfully quiet spot, offers enormous potential for a discerning buyer to put their mark on a property. There are two double bedrooms, a spacious first floor bathroom, open plan lounge / diner, separate and a mature courtyard garden.

### **Location**

Buckhurst Hill is a particularly sought after area due to its schools, transport links and trendy shops with Epping Forest on the doorstep. The Central Line gives easy access to the City, Canary Wharf and West End, and for road users, the M25, M11 and routes into London are conveniently close by. With a wide selection of cricket, tennis and golf clubs, and a David Lloyd Centre a short drive away, the buyers will never be short of leisure pursuits.

### **Interior**

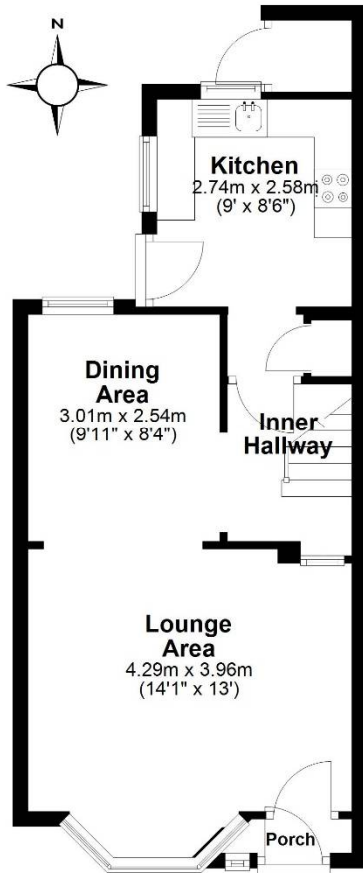
The ground floor accommodation commences with an entrance lobby which leads into the principal reception room with a traditional double glazed bay window and opening to a dining area which has stairs up to the first floor. The layout has clearly been changed over time, but would appear easy to rearrange to have an independent hall, lounge and dining room. To the rear of the dining area is a separate kitchen with ample space for both appliances and storage. On the first floor are two double bedrooms, both served by a spacious family bathroom with a corner Jacuzzi style bath.

### **Exterior**

The front garden is hard landscaped with parking for one small car. To the rear is a courtyard garden with raised borders and there is a brick built storage shed.

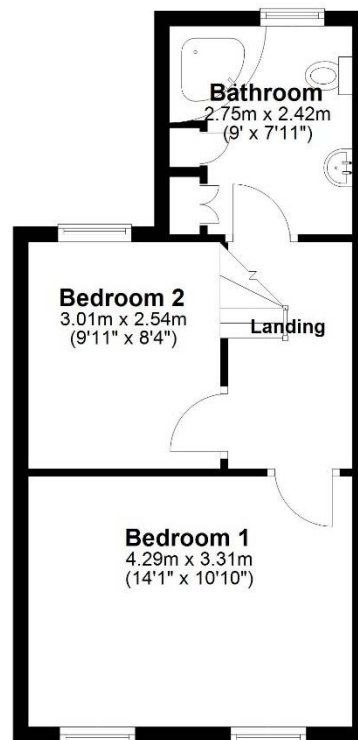
### Ground Floor

Approx. 37.8 sq. metres (406.5 sq. feet)



### First Floor

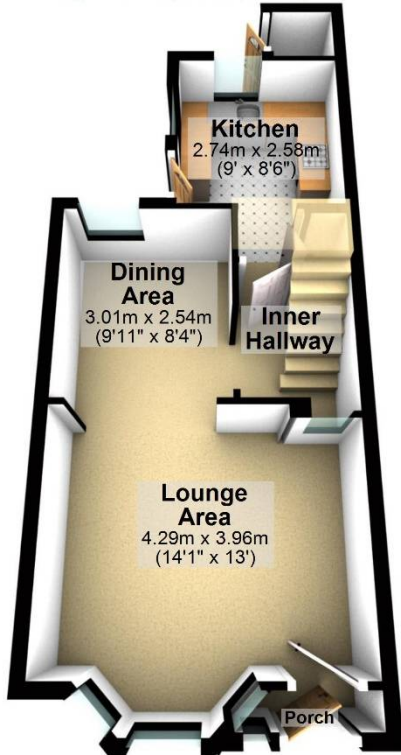
Approx. 34.4 sq. metres (370.7 sq. feet)



Total area: approx. 72.2 sq. metres (777.2 sq. feet)

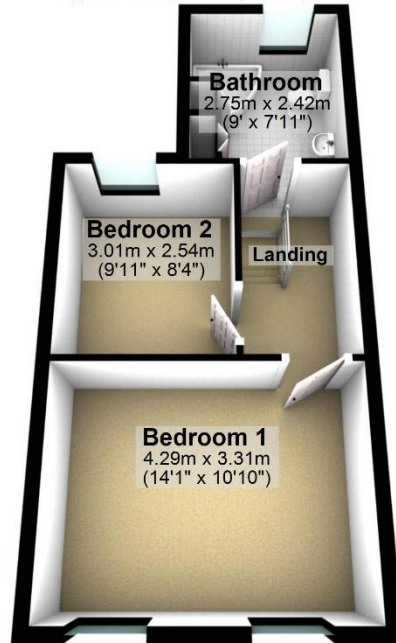
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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.  
Details Prepared on 21st August, 2024