

BUCKHURST WAY,  
BUCKHURST HILL,

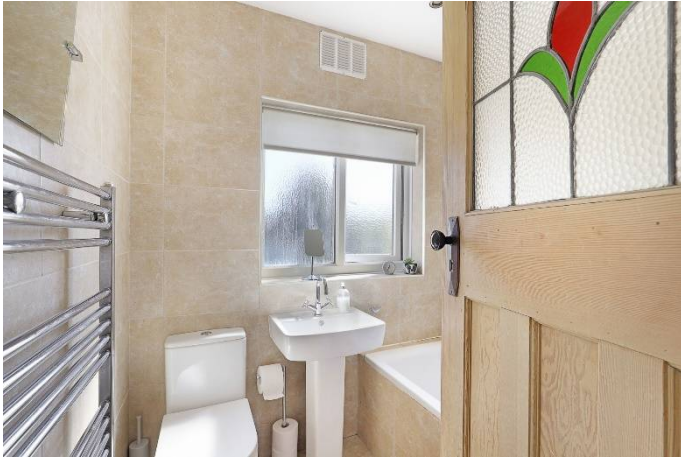
**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Superbly presented 1930's property | Three well appointed bedrooms | Modern open plan kitchen & separate sitting room | Great mix of contemporary & period features | Off street parking for two cars | Potential to extend | Mature 70ft rear garden | Excellent location for schools, shops, tube & Epping Forest | EPC rating C71 / Council Tax band D

**Price Range**  
**£585,000 to**  
**£600,000**

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This delightful 1930's mid-terraced property offers a wonderful mix of both period and modern features creating a superb family home with further potential to extend. The house offers three well appointed bedrooms, sitting room, a modern integrated open plan kitchen/diner, a 70ft rear garden and off street parking for two cars.

### **Location**

This property is located 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**

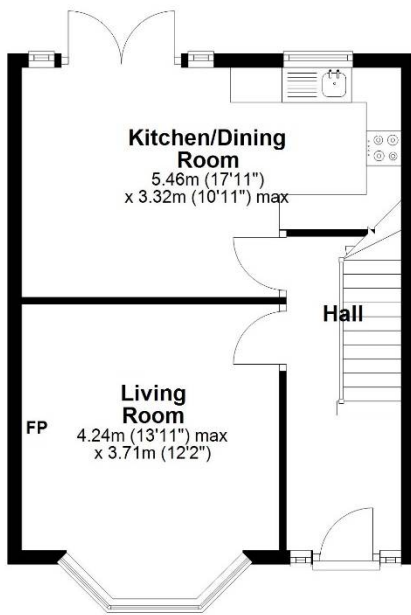
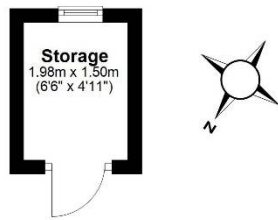
The ground floor accommodation commences with a warm and welcoming entrance hall with solid oak flooring, original panelled door, dado and picture rails and original front door with lead light glazing. The front reception is a traditional sitting room with a double glazed bay window, oak flooring and a feature Art-Deco tiled fireplace acting as the focal point. The rear dining room has been opened up to the kitchen to create a practical living space with room for a dining table and a modern integrated kitchen with Shaker style units with contrasting worktops and ample storage space. Upstairs are three well appointed bedrooms and a modern family bathroom. Many of the neighbouring properties have been extended into the loft to add a generous principal bedroom with en suite, and also there is the option to extend the ground floor under permitted development to further enhance the living space.

### **Exterior**

The front garden is paved to offer parking for two cars and the rear garden is a great space with a large decked area for entertaining, an extensive lawn, mature borders and to the rear is a timber shed with a further brick built building for storage.

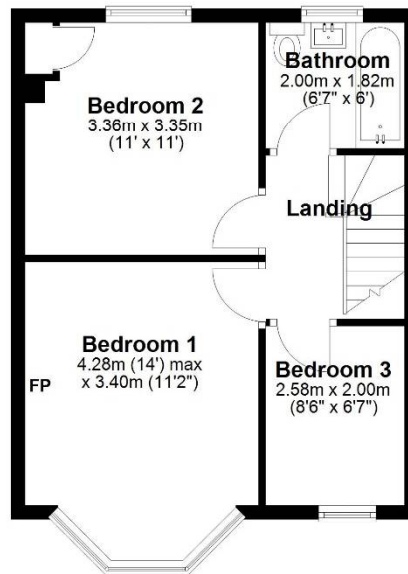
### Ground Floor

Approx. 41.4 sq. metres (445.2 sq. feet)

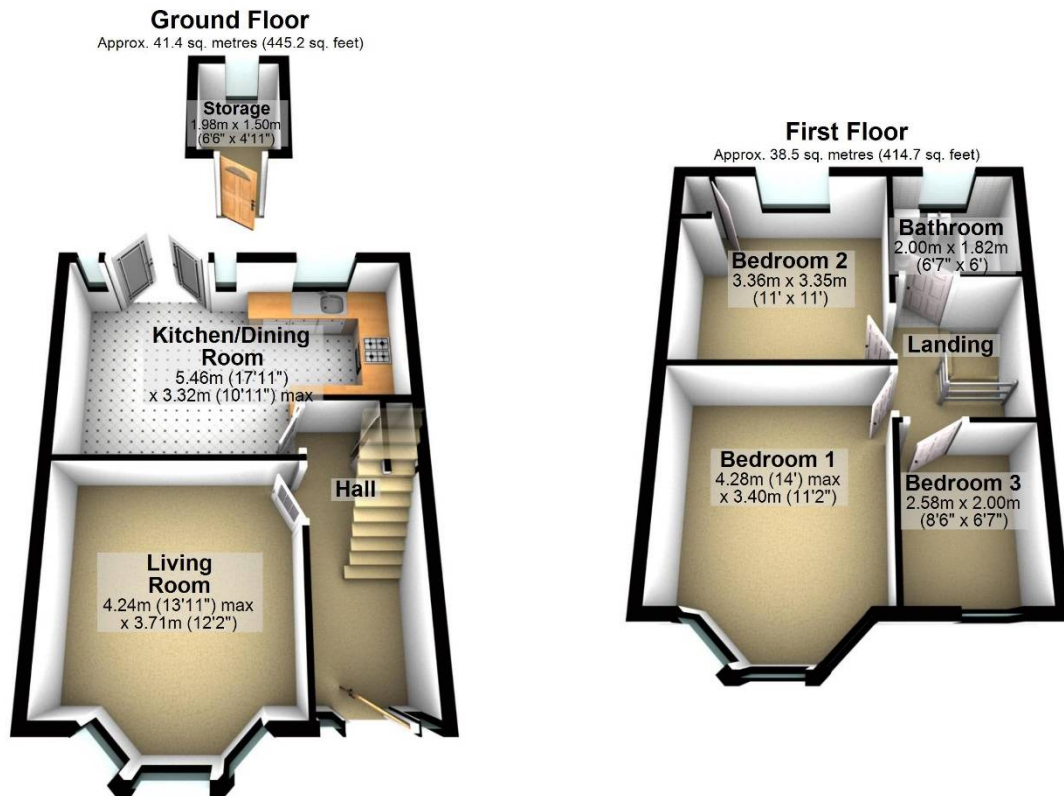


### First Floor

Approx. 38.5 sq. metres (414.7 sq. feet)



Total area: approx. 79.9 sq. metres (860.0 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 16th September, 2024