

UICEDAR CLOSE,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Beautifully presented three bedroom house | Stunning open plan living space | Contemporary integrated kitchen | Separate dining area | Utility room & guest cloakroom | Modern family bathroom | Garage en bloc | Low maintenance rear garden | Excellent location for the Central Line, schools & Queens Road | EPC rating tbc / Council Tax band E

**Guide Price**  
**£625,000**

020 8504 9344 | [info@farroneil.co.uk](mailto:info@farroneil.co.uk) | [www.farroneil.co.uk](http://www.farroneil.co.uk)



A beautifully presented three bedroom end of terrace property which has been stylishly refurbished and remodelled in recent years. Features include a stunning open plan living / kitchen space, separate dining area, utility room and guest cloakroom, a low maintenance rear garden and a garage en bloc. All just a short walk from the Central Line Station and Queens Road.

### **Location**

Cedar Close is ideally located for Buckhurst Hill Central Line station (just two or three minutes walk away), with its direct services to the City, Canary Wharf and West End and Queens Road's cafes, restaurants, boutique shops and Waitrose Supermarket are a similar short walk away. The area is well served with both state and independent schools, with Buckhurst Hill Community Primary School is located just a around the corner. For leisure pursuits, there are the green spaces of Roding Valley Nature Reserve and Epping Forest on the doorstep with a good selection of sports clubs and a David Lloyd Centre close by.

### **Interior**

The ground floor accommodation commences with a welcoming entrance area with built in storage for coats and boots. This opens to a stunning open plan living space with defined lounge, kitchen and dining areas. The lounge area to the front aspect offers ample room for two sofas and there is a handy study area built under the stairs. The kitchen is fitted with a modern range of Shaker style units with integrated appliances, wooden worksurfaces including an island and plenty of storage. To the rear of the ground floor is a dining area which looks onto the rear garden and alongside is a handy utility room and guest cloakroom. Upstairs are three well appointed bedrooms, all served by a spacious family bathroom with a white suite including a bath and separate walk in shower.

### **Exterior**

The front garden has been converted to off street parking with a dropped kerb and to the side of the house is a shared driveway which leads to the garages. The rear garden is landscaped for ease of maintenance, block paved with delightfully mature shrub and tree borders with a storage shed to the rear, making a wonderfully private space to both entertain and relax. There is also gated access to the side for ease of access.



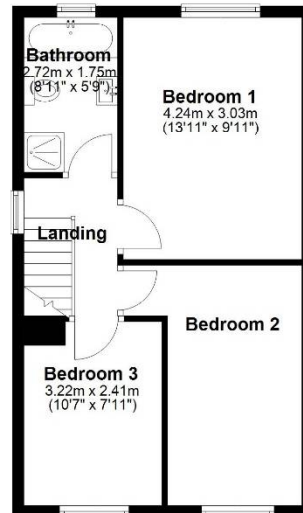
### Ground Floor

Approx. 54.7 sq. metres (589.3 sq. feet)

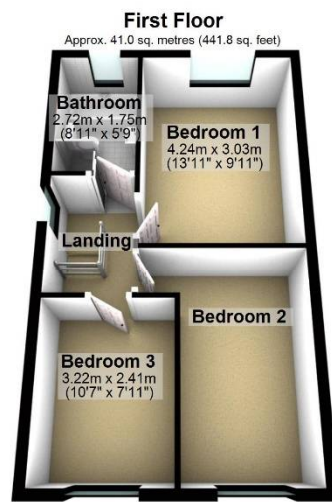
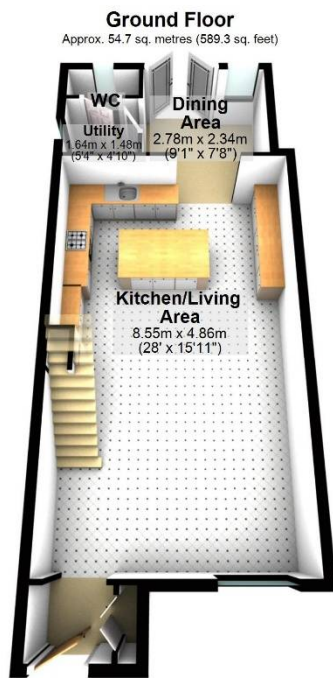


### First Floor

Approx. 41.0 sq. metres (441.8 sq. feet)



Total area: approx. 95.8 sq. metres (1031.1 sq. feet)



Total area: approx. 95.8 sq. metres (1031.1 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 11th October, 2024