

ROEBUCK LANE,  
BUCKHURST HILL,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



1930's semi-detached property | Four well appointed bedrooms  
Spacious through lounge | Fitted kitchen / breakfast room | Separate TV  
/ Playroom | West facing rear garden | State & Independent schools  
close by | Prestigious location close to Queens Road and the Central Line  
No onward chain | EPC rating D55 / Council Tax Band F

**Guide Price**  
**£975,000**



Situated in one of Buckhurst Hill's premier turnings is this spacious four bedroom semi-detached property which offers scope to improve. Features include a large through lounge, kitchen / breakfast room, additional TV/playroom and on the first floor are four well appointed bedrooms and a family bathroom.

### **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, Buckhurst Hill is surrounded by Epping Forest, and there are plenty of golf, tennis and cricket clubs within easy reach, along with a David Lloyd Centre.

### **Interior**

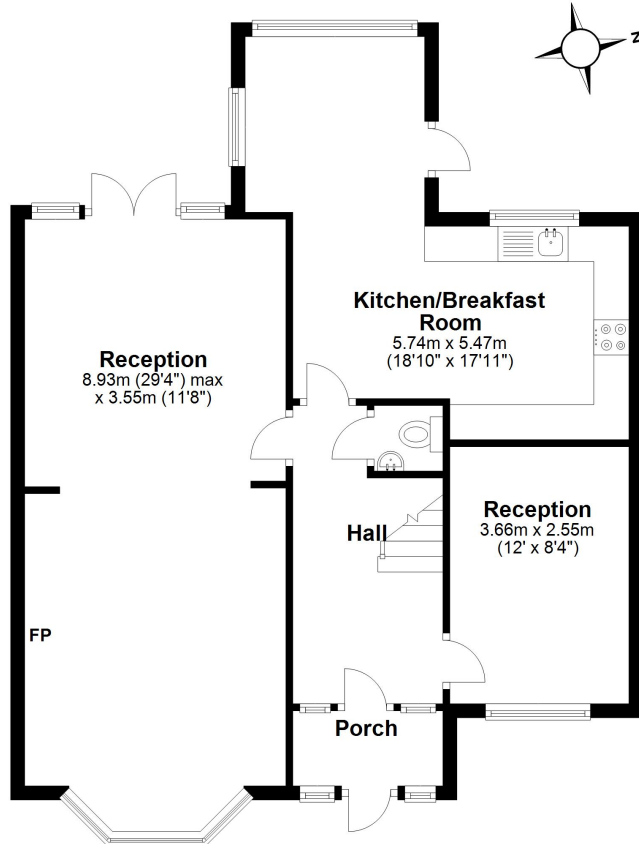
The ground floor commences with a useful porch opening to a spacious entrance hall with an understairs cloakroom. The principal reception room is a great size lounge which runs the full length of the house with traditional bay window, feature fireplace and French doors opening to the rear garden. The kitchen is fitted with an extensive range of units with integrated appliances, and there is room for a table looking onto the garden. Off the hall is another room which would make an excellent playroom, TV room or study. The first floor offers four bedrooms, the principal rooms with fitted wardrobes, all served by a spacious family bathroom with both a panel enclosed bath and separate shower cubicle.

### **Exterior**

The front garden is block paved offering parking for 2/3 cars with mature shrub borders. The rear west facing rear garden is predominantly block paved, perfect for entertaining, with an ornamental pond, mature borders and there are double gates giving access from Amberley Road.

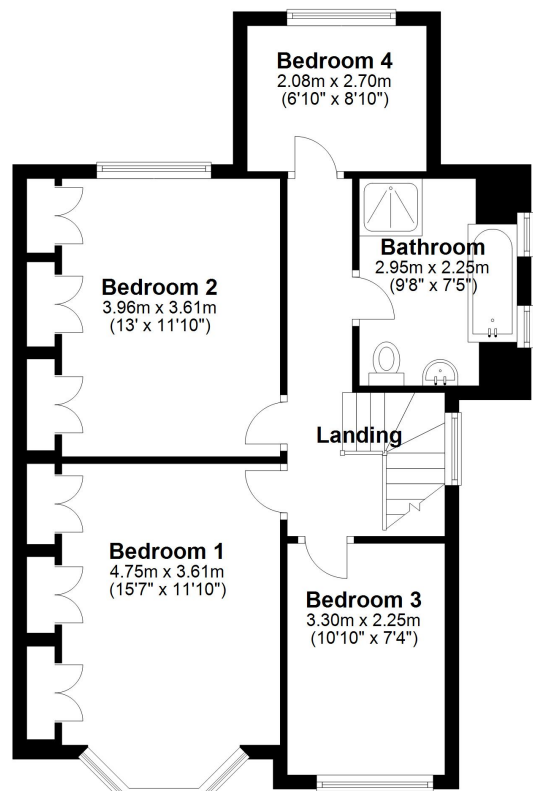
### Ground Floor

Approx. 72.9 sq. metres (784.8 sq. feet)

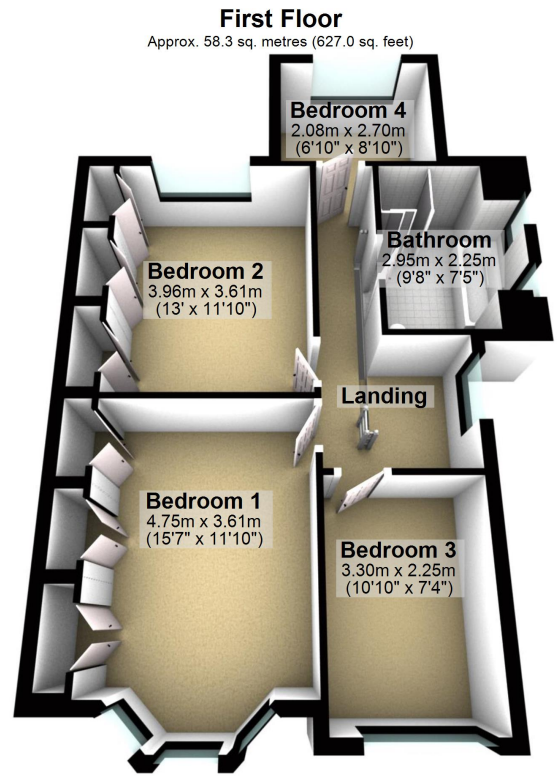
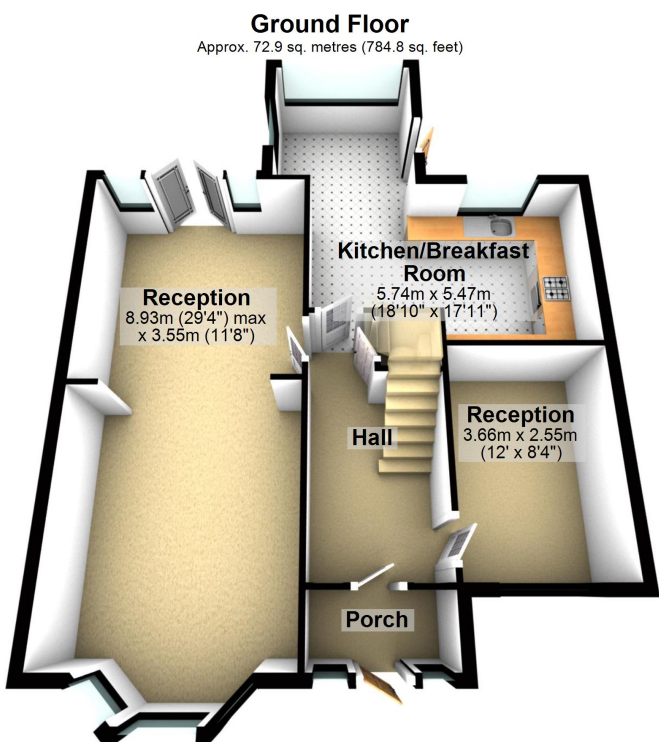


### First Floor

Approx. 58.3 sq. metres (627.0 sq. feet)



Total area: approx. 131.2 sq. metres (1411.9 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 8th July, 2022