

FOREST EDGE,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Wonderfully spacious family home | Over 2,000 sq. ft. of living space | Five bedrooms with en suite to master | Kitchen/breakfast room and utility | Generous through lounge | Contemporary family bathroom | Potential to further extend (stpp) | West facing 90ft rear garden | Excellent location close to tube, shops & schools | EPC rating C71 / Council Tax band F

**Offers over  
£1,150,000**

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Farr O'Neil are delighted to offer to the market this generously proportioned family home which features five bedrooms, two bathrooms, ample living space and a large west facing garden, all just a short walk to the Central Line Station and Queens Road's shops, cafes & restaurants.

### Location

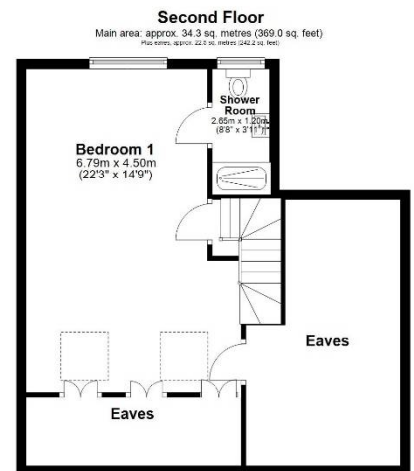
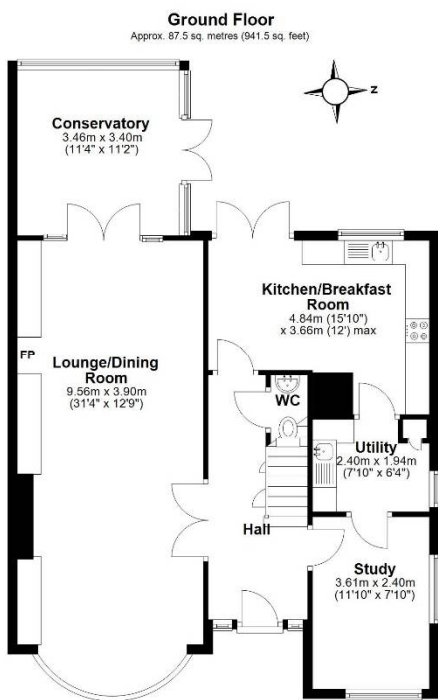
Forest Edge is located in a central location with both Buckhurst Hill and Roding Valley Central Line stations close by. This particular spot proves popular for families as there are well respected state and independent schools within easy reach. For shopping there is Queens Road with its boutique shops, cafes and restaurants and Waitrose supermarket within walking distance, and there are local shops on Station Parade. Being surrounded by Epping Forest there are plenty of leisure pursuits on offer and there is an excellent choice of sports clubs with a David Lloyd Centre a short drive away.

### Interior

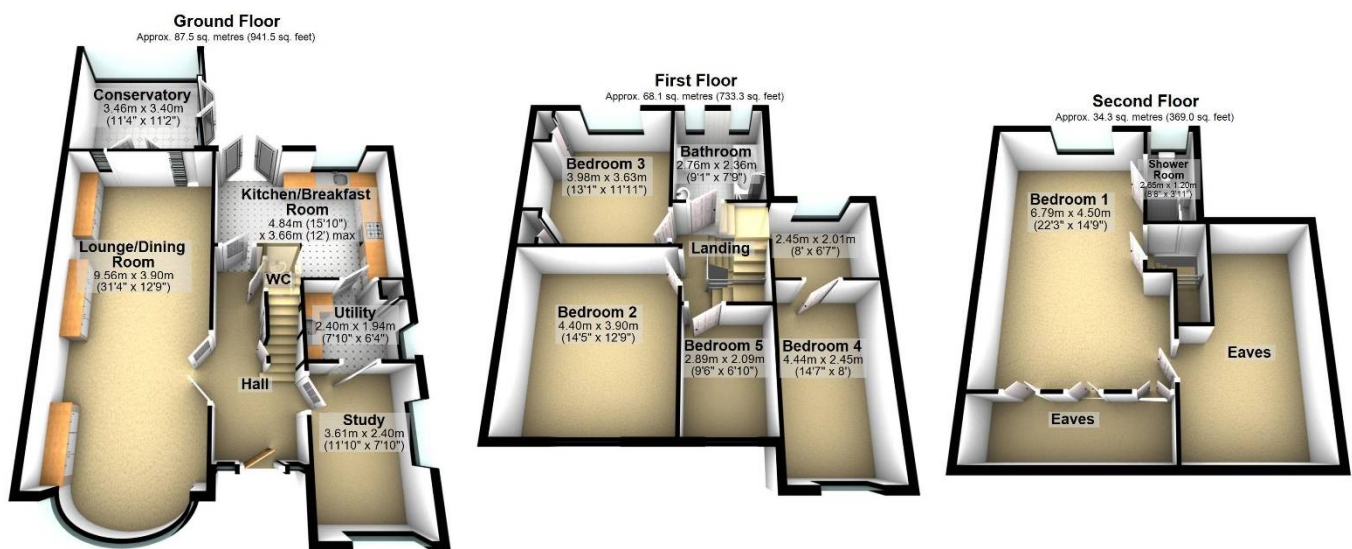
This spacious family home commences with a welcoming entrance hall with a handy understairs guest cloakroom. The principal reception room is a through lounge, wonderfully bright and spacious with a traditional bay window, wooden flooring with bespoke storage and shelving to the alcoves. French doors open to the rear into a conservatory which gives a superb view of the rear west facing garden. The kitchen / breakfast room has been fitted with an excellent range of base and wall mounted Shaker style units with contrasting granite worktops, and with ample space for appliances and storage. Off the hall, to the front aspect is a study for those who work from home, and between here and the kitchen is a great utility room with space for appliances. On the first floor area three double bedrooms along with a traditional box room; all are served by a luxurious family bathroom with a freestanding bath and separate shower cubicle. The top floor has been converted by the present owner to create a stunning principal bedroom suite resulting in a great size room with a contemporary en suite shower room.

### Exterior

The front garden has a block paved driveway with space for two cars alongside an attractive lawned area with mature shrub borders. The rear garden is a real treat, some 90ft in length and west facing, so perfect for the afternoon and evening sun, with a patio area for entertaining, an extensive lawn and mature shrub, tree and flower borders and timber shed to the rear. Something for all the family.



Main area: Approx. 189.9 sq. metres (2043.7 sq. feet)  
Plus eaves: approx. 22.5 sq. metres (242.2 sq. feet)



Total area: approx. 212.4 sq. metres (2285.9 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 19th March, 2025