

WOODSIDE,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Superb three double bedroom detached house | South facing garden backing directly onto Lords Bushes | Potential to extend into the loft or convert the garage | Two reception rooms | Kitchen / breakfast room | Offered with no onward chain | Central Line Station a stroll away | Great location for Queens Road's shops & local schools | EPC Rating D55 | Council tax band F

Guide Price
£950,000

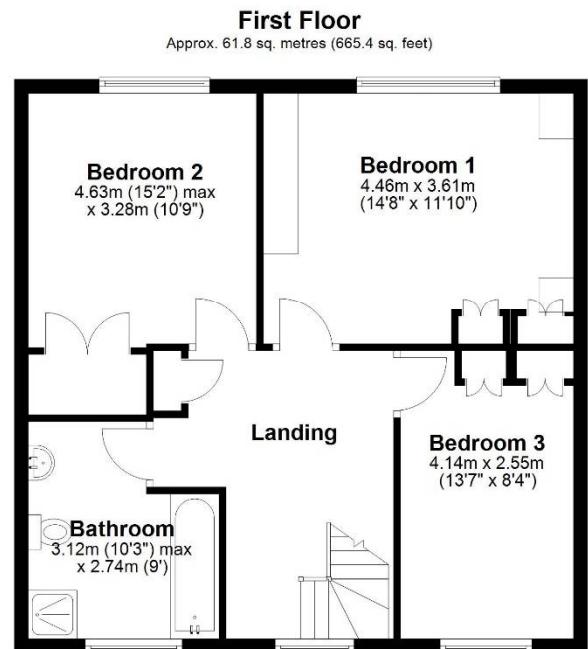
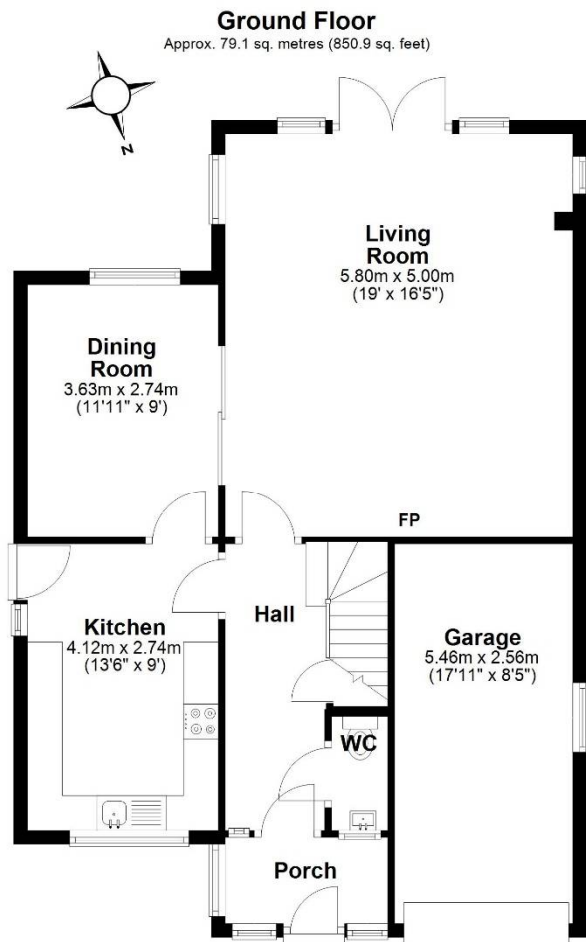


Occupying a wonderful position, backing directly onto Lords Bushes, is this generously proportioned detached property. The house offers three well appointed bedrooms, two reception rooms, a kitchen/breakfast room and an integral garage. There is also potential to extend into the loft or to convert the garage, which many of the neighbours have done, to further maximise the living space.

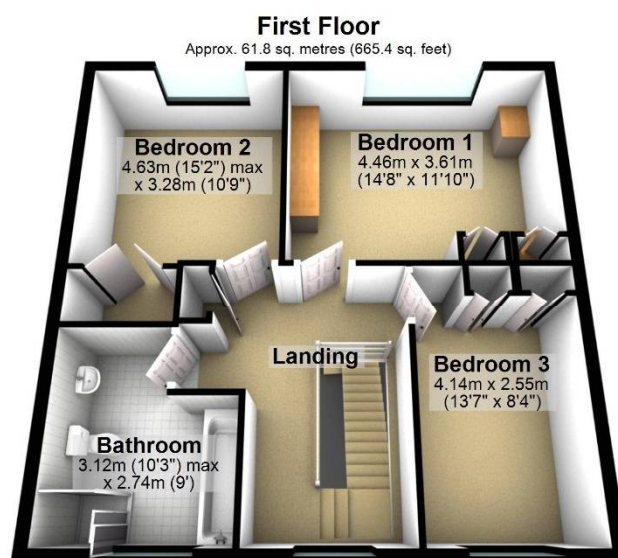
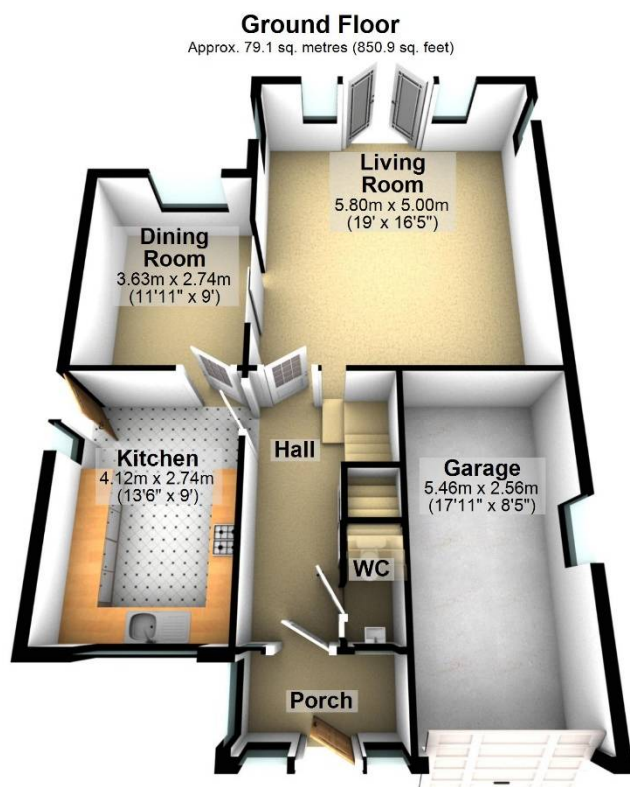
Location Woodside is a quiet residential street situated just around the corner from Queens Road and with the stunning backdrop of Epping Forest, making a perfect spot for a leisurely walk. Queens Road offers an excellent range of boutique shops, cafes, restaurants and Waitrose Supermarket. The Central Line Station is just a short walk away, with its direct links to the City, West End and Canary Wharf, and for road users the M11, M25 and routes into London are all easily accessible. Buckhurst Hill always proves popular with families with an excellent range of state and independent schools and with Epping Forest surrounding the area there are plenty of outdoor activities on hand.

Interior Upon entering the property via the porch, you are greeted by a bright and airy atmosphere. The welcoming hallway provides access to all rooms and includes a convenient guest w/c. The kitchen/diner, situated at the front of the house, is fitted with a range of units and integrated appliances. This room opens to the formal dining room, which connects to the living area. Both rooms benefit from a south-facing rear garden view, overlooking Lords Bushes, offering uninterrupted views and plenty of natural light. The living room boasts great features such as a focal fireplace with brick surround and French doors, creating a wonderful space to relax and entertain. There is potential to incorporate the garage into additional living space if required. On the first floor there is a generous landing with a picture window. There are three well appointed double bedrooms, all of good size and served by a family bathroom with separate bath and shower.

Exterior The front garden is shingled, offering parking for three cars with driveway access to the garage with access to both sides of the house. The rear garden features patio area, lawn and mature borders, and being south facing, is a naturally bright and sunny spot. With Epping Forest directly to the rear of the garden, not only does it add to the feeling of privacy, but creates a delightful backdrop. For access to the forest there is a path a little further up Woodside, so perfect for a Sunday stroll.



Total area: approx. 140.9 sq. metres (1516.4 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 9th April, 2025

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