

HAWTHORN ROAD,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Delightfully presented family home | Four generous bedrooms | Open plan kitchen/dining room | Separate sitting room | Principal bedroom with en suite | Utility and guest cloakroom | 65ft rear garden with summerhouse | Popular state & independent schools | Central Line stations a walk away | EPC rating C71 / Council Tax band D

Guide Price
£685,000

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A delightfully presented four bedroom, two bathroom, family home which is situated in a quiet turning between Roding Valley and Woodford Central Line Stations. Features include an open/plan kitchen/dining room, separate sitting room, a delightful 65ft rear garden with a summerhouse to the rear.

Location

Hawthorn Road is situated in a popular location due to its transport links and being well placed for local shops at Woodford, Roding Valley and Buckhurst Hill, and there is an excellent choice of state and independent schools in the area. The property is ideally located for the Central Line and for road users the M25, M11 and routes into London are conveniently close by. This is a particularly sought after area being surrounded by Epping Forest, open green spaces, the River Roding Nature Reserve and with plenty of amenities close by.

Interior

This beautifully presented property commences with a welcoming entrance hall with wood effect flooring and a neutral decor, and off the hall is a neatly designed guest cloakroom. The front reception is a traditional sitting room with a double glazed bay window and then the rear of the ground floor has been opened up to create a generous kitchen/dining space. The kitchen area is fitted with an extensive range contemporary style units with contrasting worktops including a breakfast bar, and there is plenty of space for integrated appliances and storage options. The dining area looks onto the rear garden from French doors and off the kitchen is a handy utility space. On the first floor are the traditional two double bedroom and a single, all served by a modern bathroom with a white suite, and then the top floor offers a superb principal bedroom suite with a Juliette balcony and a modern en suite shower room.

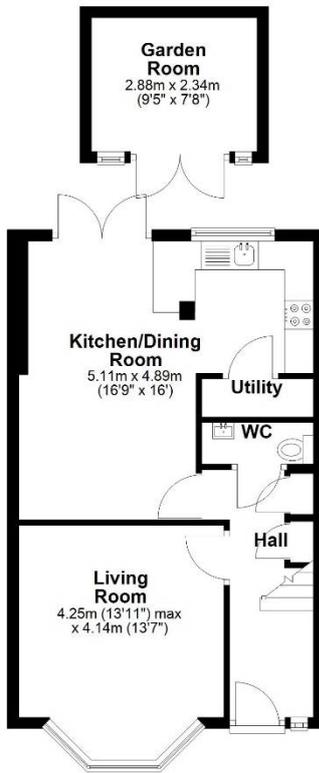
Exterior

The front garden is hard landscaped creating off street parking. The front garden is a perfect family space with a large patio area for entertaining, an extensive lawn and then to the rear is a good size summerhouse and the present owners have created an extra lounge, but could be used as a gym or home work space.



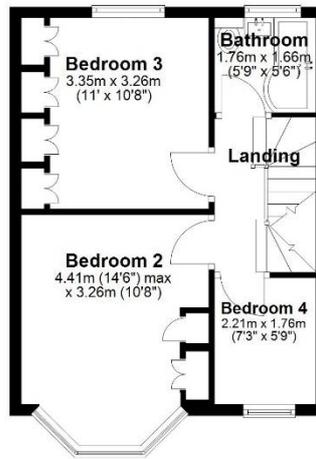
Ground Floor

Main area: approx. 45.0 sq. metres (484.6 sq. feet)
Plus outbuildings: approx. 6.7 sq. metres (72.3 sq. feet)



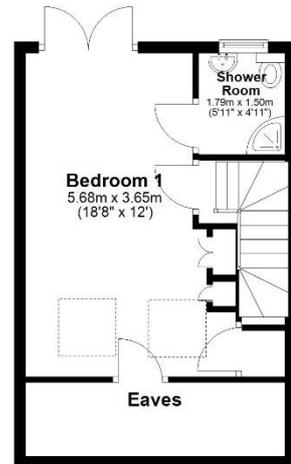
First Floor

Approx. 35.0 sq. metres (376.5 sq. feet)

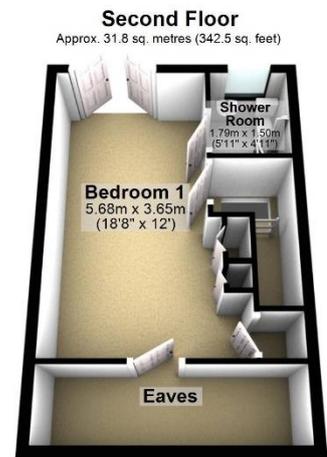
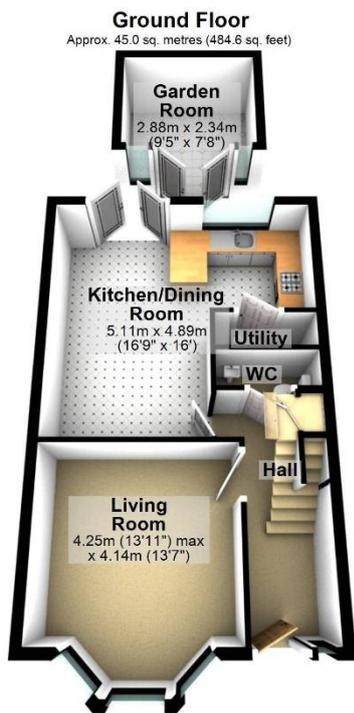


Second Floor

Approx. 31.8 sq. metres (342.5 sq. feet)



Main area: Approx. 111.8 sq. metres (1203.6 sq. feet)
Plus outbuildings: approx. 6.7 sq. metres (72.3 sq. feet)



Total area: approx. 118.5 sq. metres (1275.9 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 14th April, 2025