

RODING LANE,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Recently built detached family home | Contemporary open plan kitchen / living space | Separate sitting room | Three well appointed bedrooms | Principal bedroom with en suite | Modern family bathroom | Parking & gardens | Sought after state & independent schools close by | Excellent location for shops & Central Line | EPC rating C72 / Council Tax band G

Guide Price
£750,000

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Farr O'Neil are delighted to offer this recently constructed detached property which is ideally situated for the Central Line and local state and independent schools. Features include three bedrooms with an en suite to bedroom one, a contemporary open plan kitchen/living space, separate lounge, ample parking and a garden measuring approximately 40 x 30ft.

Location

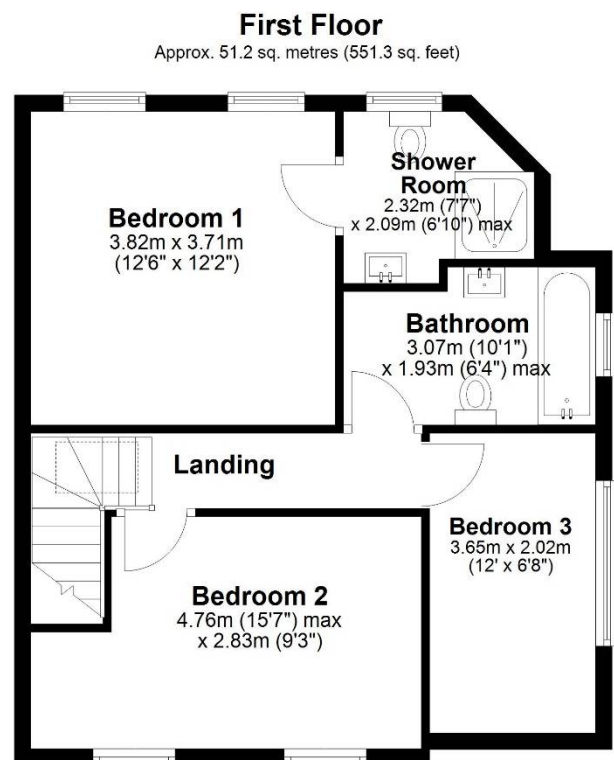
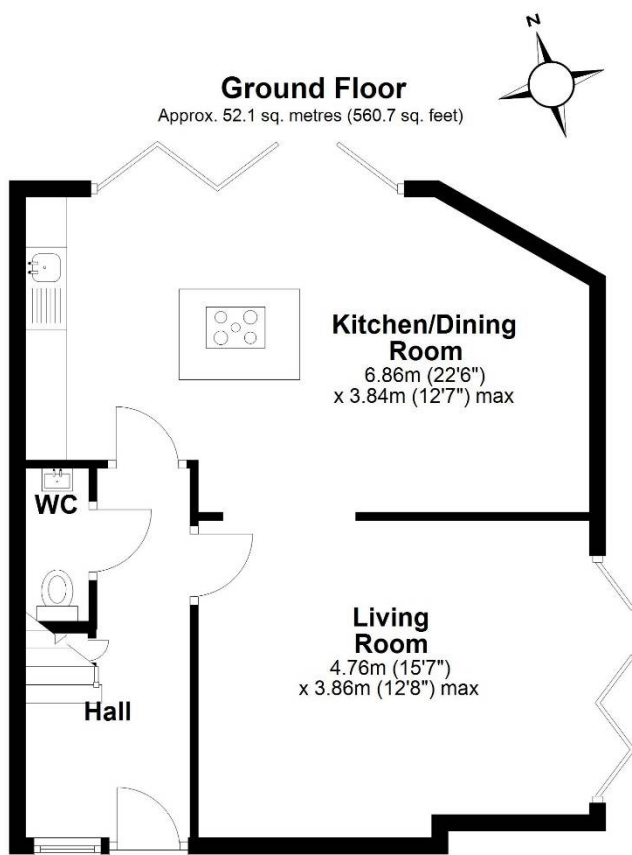
Buckhurst Hill always proves popular with families as the area is well served with both state and independent schools. Roding Lane is ideally situated just a short walk from Buckhurst Hill Central Line station with its direct links to the City, Canary Wharf and the West End. Queens Road's cafes, restaurants, boutique shops and Waitrose Supermarket are a similar walk away. For leisure pursuits, there is Epping Forest, Roding Valley Nature Reserve, tennis and cricket clubs and David Lloyd Chigwell all within easy reach.

Interior

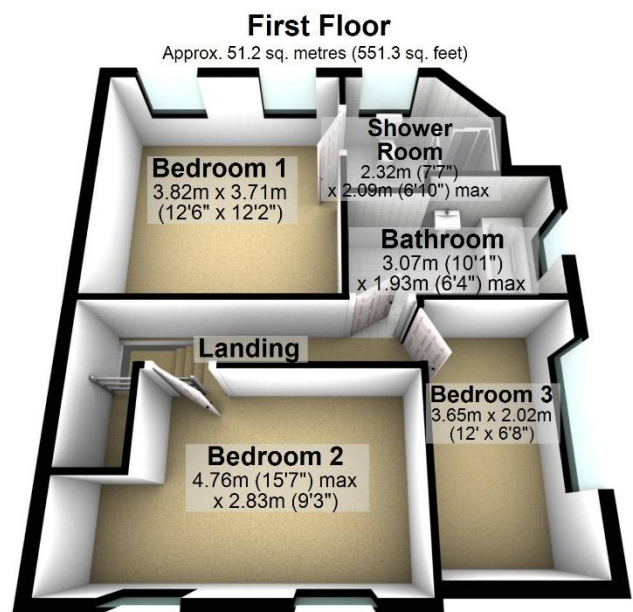
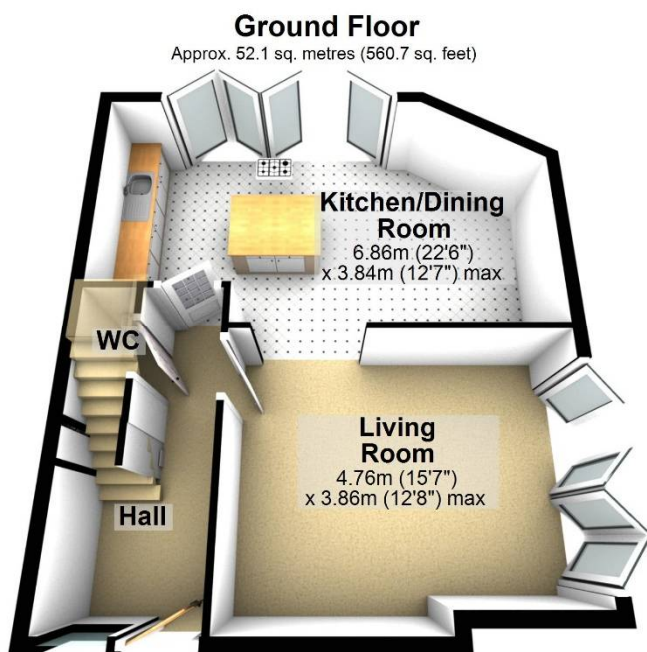
This recently built detached property offers over 1,100 sq. ft. of accommodation commencing with a welcoming entrance hall with wooden flooring, a stylish glass banister, a neutral decor and access to a handy guest cloakroom. The principal reception room is a generously proportioned room with similar wooden flooring and bi-fold doors opening to the patio area of the garden. The kitchen / dining room is the natural hub of the house, some 22ft in length with contemporary kitchen units with integrated appliances, contrasting worktops including an island and breakfast bar. There is ample space for a dining table & sofa with bi-fold doors also opening to the garden. Upstairs are three well appointed bedrooms, the principal bedroom having an en suite shower room, with the remaining bedrooms served by a spacious family bathroom. Further features include underfloor heating to the whole of the ground floor and the bathroom and shower room has electric underfloor heating.

Exterior

The property sits on a plot which accommodates three properties with a shared driveway from Roding Lane, and this property offers driveway parking for two cars with an electric charging point. The garden is predominantly situated to the side of the house with a patio area for entertaining, with the remainder laid to lawn - and being west facing is ideal for the afternoon and evening sun. There is a further patio area to the rear of the house, ideally placed behind the kitchen.



Total area: approx. 103.3 sq. metres (1112.0 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 28th May, 2025