

CHESTNUT AVENUE,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Wonderfully spacious four/five bedroom family home | Generous through lounge | Modern kitchen & bathrooms | Guest cloakroom | Potential to further extend | No onward chain | 60ft rear garden | Excellent location for schools, shops & Central Line | EPC rating C71 / Council Tax band E

**Price Range**  
**£750,000 to**  
**£785,000**

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Price range £750,000 to £775,000. Ideally located in one of Buckhurst Hill's most sought after turnings is this wonderfully spacious four/five bedroom family home. The house is offered to the market with no chain and features include a spacious lounge/diner, modern kitchen and bathrooms, a 60ft rear garden and off street parking for two cars.

#### Location

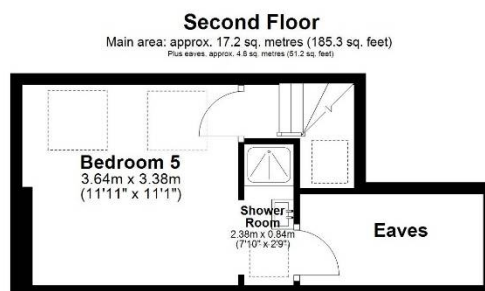
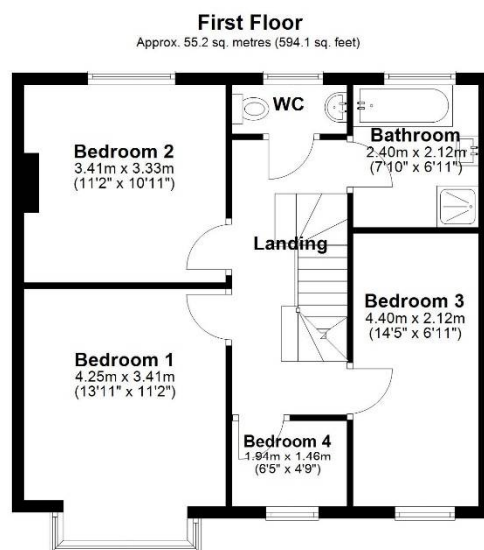
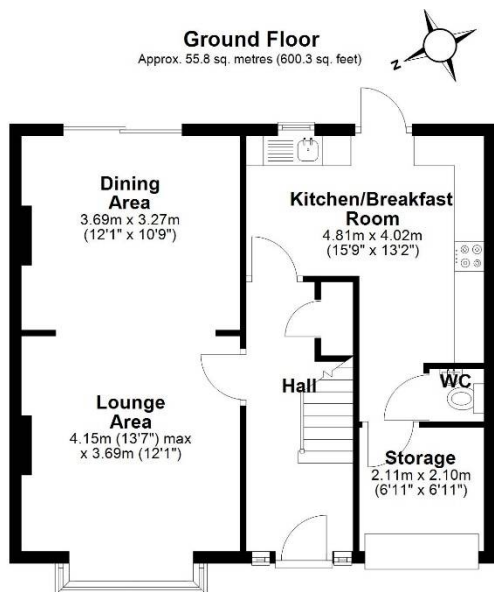
Chestnut Avenue is a highly sought after quiet and friendly turning which is ideally situated just a short walk from both Buckhurst Hill & Roding Valley Central Line Stations, with a great choice of both state and independent schools close by. Queens Road's shops, cafes and restaurants are a short walk away, and for leisure pursuits there is Epping Forest, Roding Valley Nature Reserve, cricket, golf and tennis clubs, along with a David Lloyd Centre all within easy reach.

#### Interior

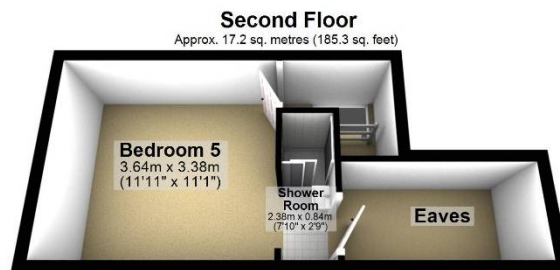
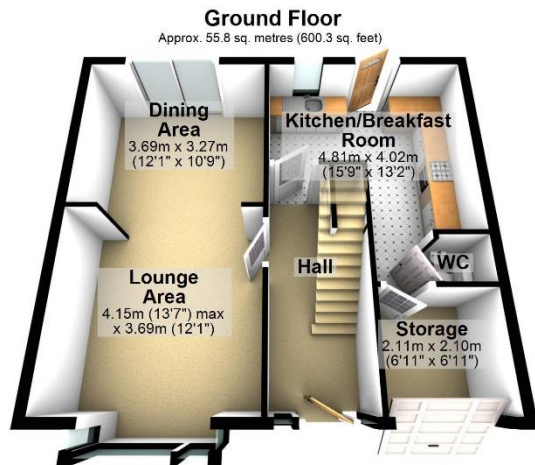
This spacious family home offers some 1,380 sq. ft. of accommodation over three floors. The ground floor commences with a welcoming entrance hall with wooden flooring and a bright neutral decor. The principal reception is a generously proportioned through lounge which offers ample space for dining and relaxing with a traditional bay window, wooden flooring and sliding patio doors opening to the rear garden. The kitchen is I-shaped with an extensive range of modern white units with contrasting worksurfaces and offers ample space for appliances and storage options. Off the kitchen is a very handy guest cloakroom along with access to a storage area formed from the original garage. On the first floor are three well appointed double bedrooms along with a study/nursery, all served by a spacious family bathroom with both bath and separate shower, and then on the top floor is a further double bedroom with a shower and storage into the eaves. There would appear to be the potential to further extend the ground floor space, subject to planning permission, as many of the neighbouring properties have done.

#### Exterior

The front garden is paved offering parking for two cars. The rear garden measures approximately 60ft in length with a large patio area for entertaining along with an extensive lawn with mature shrub and tree borders, an excellent space for any family.



Main area: Approx. 128.2 sq. metres (1379.7 sq. feet)  
Plus eaves: approx. 4.8 sq. metres (51.2 sq. feet)



Total area: approx. 132.9 sq. metres (1430.9 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 26th June, 2025