Daniel Frank



104 Buckhurst Way
Buckhurst Hill, IG9 6HP

This well presented three-bedroom home has been extensively updated and modernised by the current owners, offering a high-specification finish throughout alongside well-planned living accommodation ideally suited to modern family life.

The ground floor features a cosy living room with an attractive bay window, creating a welcoming space to relax.
To the rear, an impressive open-plan kitchen/dining room forms the heart of the home, featuring a bespoke German kitchen with granite worktops, a central island, Quooker boiling-water tap and integrated Neff appliances. Underfloor heating adds further comfort, while bi-fold doors open directly onto the patio area of the rear garden, creating a seamless connection between indoor and outdoor living. A separate utility room and a convenient downstairs shower room complete the ground-floor accommodation.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes. The family bathroom is finished to a modern standard and also features underfloor heating.

Externally, the property boasts a substantial rear garden, providing excellent space for entertaining and family enjoyment. A particularly attractive feature is the two-room outbuilding, with both rooms insulated and benefiting from electricity, making it ideal for a home office, gym, studio or additional storage. Further storage is available beneath the patio, while a private driveway and garage provide valuable off-street parking.

The property also benefits from planning permission already granted for a first-floor side extension and loft conversion, presenting an exciting opportunity for a future owner to further enhance the accommodation, subject to the relevant permissions and conditions.

Ideally positioned just 0.3 miles from Roding Valley Central Line station, the property is conveniently located for commuters, with local shops, amenities and everyday conveniences also within easy reach.

Tenure Freehold
Council Epping Forest













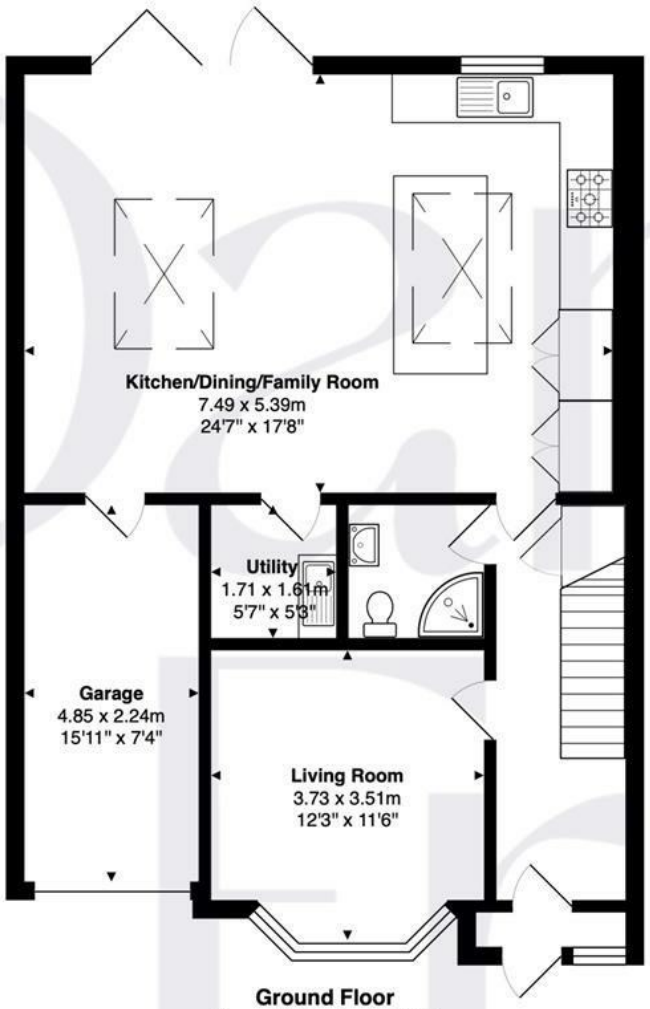
Your Next Chapter



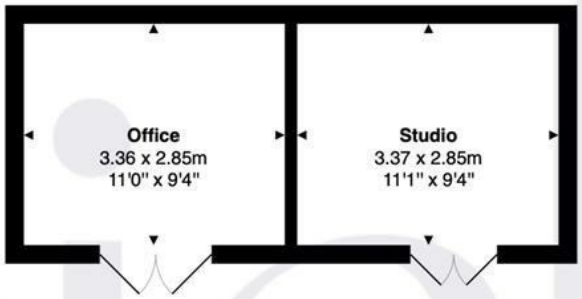




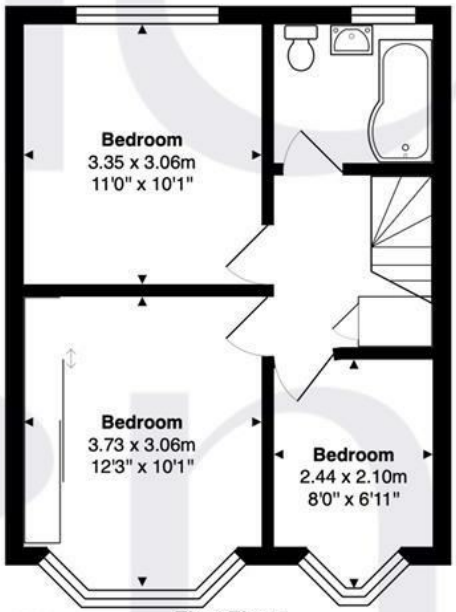
Your Next Chapter



Ground Floor
Area: 83.0 m² ... 894 ft²



Outbuilding
Area: 19.6 m² ... 211 ft²



First Floor
Area: 36.8 m² ... 396 ft²

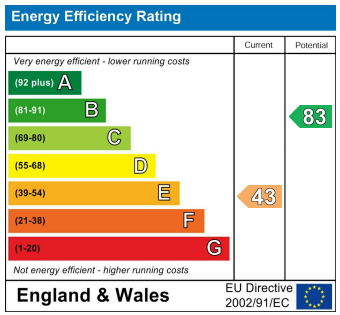
Total Area: 139.5 m² ... 1501 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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WHY BUCKHURST HILL?

Buckhurst Hill as an area offers everything you need. Queens Road is located in the centre of Buckhurst Hill and covers all essential needs with Waitrose being the main supermarket as well as popular cafes, coffee shops and restaurants. Having Knighton Woods and Roding Valley Nature Reserve on your doorstep is yet another perk of living here. Buckhurst Hill Football Club & Buckhurst Hill Cricket Club are both easily accessible and provide sporting opportunities for the local community. In terms of schools there is a choice of both private and highly regarded state schools in the area.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.







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