



## RODING VIEW, BUCKHURST HILL Offers In Excess Of £700,000 Freehold 3 Bed House



### Features:

- 1930's Semi Detached
- Three Bedrooms & First Floor Bathroom
- Driveway & Garage
- Large Mature Rear Garden
- Potential For Various Extensions
- Quiet Residential Location
- Short Walk To Buckhurst Hill Tube
- Close To Linders Field & Roding Valley Lake

Full of character and 1930s charm, this three-bedroom semi-detached home offers a secluded garden, a spacious through-lounge, a first-floor bathroom, plus a garage and driveway. It also presents excellent potential for various extensions, giving you room to grow.

The location is equally impressive. Just a short walk from Buckhurst Hill station, you'll have fast Central line connections that can get you to Liverpool Street in around 30 minutes. You'll also be within easy reach of the open spaces of Epping Forest, Linders Field and Roding Valley Lake, so an ideal blend of peaceful surroundings and city convenience.

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#### IF YOU LIVED HERE...

Behind the charming frontage lies an impressive home that strikes a wonderful balance between traditional features and stylish modern updates, all arranged across 1,041 square feet.

The spacious double reception room is beautifully finished, featuring bay windows, neutral decor and a striking fireplace surround. The traditional archway between the two areas creates a great flow of light while still offering distinct spaces for lounging and dining.

The rear reception opens seamlessly through double doors onto the generous patio, the perfect spot to relax while enjoying views of rich foliage and a lush lawn.

Back inside, the kitchen is smart and modern, with an adjoining lean to that provides valuable extra storage and convenient rear access, as well as potential for future reconfiguration.

Upstairs, you'll find three stylish bedrooms, two with built-in storage, along with a contemporary family bathroom with an

over-bath shower.

Just moments from Buckhurst Hill's vibrant heart, you'll have independent coffee shops, stores and pubs within strolling distance. The area also offers excellent schools, easy access to green spaces including Epping Forest, Linders Field and Roding Valley, and a wide range of sports clubs, giving you the ideal blend of lifestyle, community and convenience.

#### WHAT ELSE?

- You've got a selection of independent stores, cafes and restaurants shops, and larger shops such as Waitrose along nearby Queens Road.

- Looking for a new local? How about the The Three Colts on Princes Road. This family friendly gastropub has a fantastic beer garden and serves traditional pub meals.

- Try the Green Owl Cafe and Deli on Queen's Road for fresh and locally farmed food and groceries. They also have a great selection of vegetarian bites to eat.



#### A WORD FROM THE OWNER...

"We've absolutely loved our time living here at Roding View. From the moment we moved in, we were drawn to the peaceful, green surroundings, the beautiful tree-lined streets, open spaces, and the sense of calm that makes Buckhurst Hill so special. It's a safe, family-friendly neighbourhood with wonderful neighbours and a real community spirit that we'll truly miss.

Having Epping Forest right on the doorstep has been one of the real highlights of living here. Whether it's weekend walks, runs, or bike rides, or simply getting outdoors to relax, it's the perfect escape. There's greenery everywhere you look, yet you're never far from the convenience and energy of city life.

Buckhurst Hill offers the ideal balance, a tranquil setting with easy links into London. It's been a commuter's dream for us, with the Underground Station just a short stroll away and the M11 and M25 close by for weekend getaways.

Queen's Road truly is the heart of the community. We've loved popping into the local cafés for great coffee and homemade treats, enjoying the many

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**Reception Room**  
13'9" x 12'7"

**Reception Room**  
13'3" x 10'8"

**Kitchen**  
8'9" x 7'8"

**Lean To**  
8'8" x 3'7"

**Bedroom**  
7'11" x 6'7"



**Bedroom**  
13'6" x 11'11"

**Bedroom**  
11'10" x 10'7"

**Garage**  
13'9" x 7'4"

**Garden**  
68'10"



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