

ARDMORE LANE,
BUCKHURST HILL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Substantial detached family home | Potential to further extend (stpp) | Wonderful position backing onto Epping Forest | Five double bedrooms | Two reception rooms plus conservatory | Integral garage / utility area | Offered with no onward chain | 115ft south facing garden | Sought after location close to shops, schools & Central Line | EPC rating E54 / Council Tax band F

Guide Price
£1,250,000

020 8504 9344



info@farroneil.co.uk



www.farroneil.co.uk



Situated in one of Buckhurst Hill's highly sought after turnings is this five bedroom detached family home with a stunning garden backing onto Epping Forest. Offered with no onward chain, and appearing to offer enormous potential for further extension, this house seems perfect for any buyer looking to put their own mark on a property.

Location

Ardmore Lane is always a popular turning, being so well placed for St. John's Primary School, the shops, cafes and restaurants in Queens Road and with Epping Forest just around the corner. Buckhurst Hill is a particularly sought after area due to its choice of sought after state and independent Schools, and excellent transport links with the Central Line giving easy access to the City, Canary Wharf and West End, and for road users, the M25, M11 and routes into London are conveniently close by. The area is well served with a great selection of tennis, cricket and golf clubs, and there is a David Lloyd Centre a short drive away in Chigwell.

Interior

This detached property offers some 2,150 sq. ft. of accommodation over three floors. The ground floor consists of an entrance porch opening to the hall with a guest cloakroom. Double doors open to the dining room with original Herringbone floor and exposed beams, and there are further doors opening to the conservatory with its delightful aspect looking onto the garden. The principal reception room is a spacious room that runs the full length of the house, with an imposing brick fireplace and Herringbone floor and patio doors opening to the rear garden. The kitchen is fitted with an extensive range of fitted units with ample space for appliances, and there is a door to the integral garage which is presently being used as a utility / storage area. On the first floor are three double bedrooms served by a family bathroom, and on the top floor are a further two double bedrooms with a modern shower room.

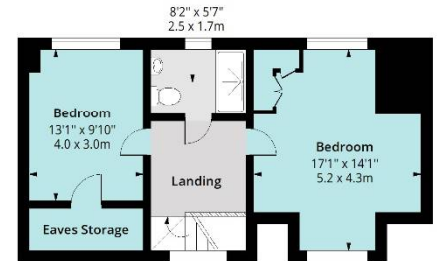
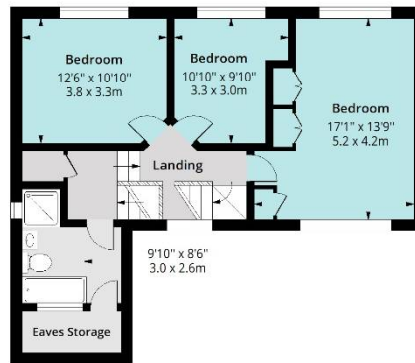
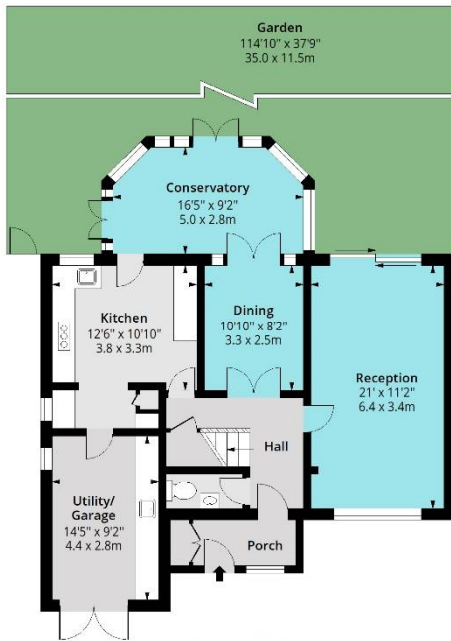
Exterior

The property sits on a generous plot with a front driveway offering ample space 4 or 5 cars with a driveway giving access to the garage. The rear garden is an absolute treat, south facing and some 115ft in length with Epping Forest as a stunning back-drop. Having such a sizable garden it seems clear that there is the potential to substantially extend the ground floor accommodation (subject to planning consent) to re-model into a more contemporary space.

Ardmore Lane IG9

Approx. Gross Internal Area 2153 Sq Ft - 200.01 Sq M (Including Garage/ Porch)

Approx. Gross Eaves Storage 67 Sq Ft - 206.24 Sq M



**Certified
Property
Measurer**

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 22/7/2026

Farr O'Neil
RESIDENTIAL ESTATE AGENTS

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 22nd July, 2026

020 8504 9344

| info@farroneil.co.uk

| www.farroneil.co.uk