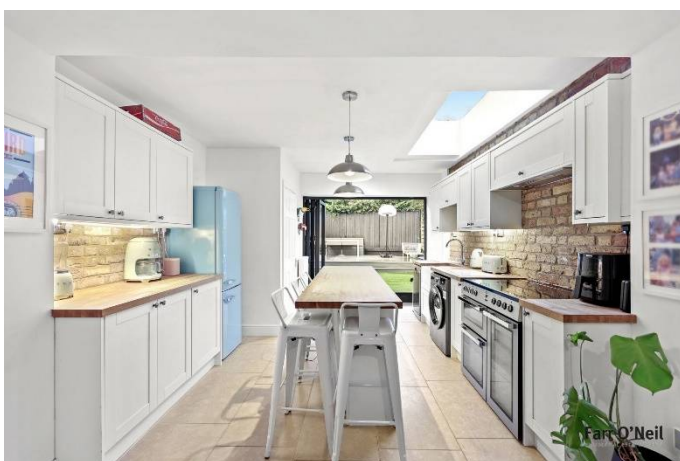


BEECH LANE,  
BUCKHURST HILL,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Attractive late Victorian property | Three well appointed bedrooms  
Principal bedroom with en suite | Open plan kitchen /diner | Separate  
sitting room | Stunning family bathroom | No onward  
chain | Landscaped rear garden | Excellent location for schools, Central  
Line & Epping Forest | EPC rating E51 / Council Tax Band E

**Guide Price**  
**£769,000**

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A stylishly presented semi-detached Victorian property which is ideally placed for schools, Queens Road and the Central Line. The property offers a wonderful mix of period and contemporary features with three double bedrooms, a wonderful family kitchen/dining room, separate lounge, landscaped rear garden and the house is being offered with no chain.

### **Location**

Beech Lane is a quiet turning, just off the High Road, with similar character properties, ideally positioned for families looking for highly regarded state and independent schools, including St. Johns Primary, Wells Primary, Bancroft s and Trinity. The area is well served by transport links with the M11, M25 and routes into London close by, and for tube users the Central Line at Buckhurst Hill gives straightforward routes in The City, West End and Canary Wharf. Queens Road's shops, cafes and restaurants are a short walk away, and for leisure pursuits you are surrounded by Epping Forest with an excellent choice of sports clubs along with a David Lloyd Centre in the vicinity.

### **Interior**

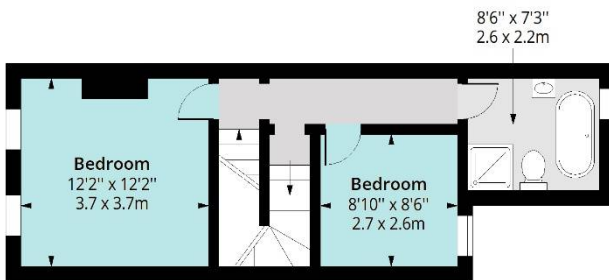
This well presented property offers close to 1,200 sq. ft. of accommodation arranged over three floors. The ground floor commences with a welcoming entrance to a lobby with stairs to the first floor. There is a lounge to the front aspect with original style cast iron fireplace, bespoke cabinets to the alcoves and a traditional bay window. The rear of the property offers an open plan kitchen / dining space with an extensive range of Shaker style units, central island with wooden worktops and ample space for appliances. Bi-fold doors bring the house and garden together and there is a large skylight to maximise the natural light. Off the kitchen is a very handy guest cloakroom with a modern suite. On the first floor are two well appointed double bedrooms served by a luxury bathroom with a freestanding bath, separate shower cubicle and a contemporary white suite. The top floor, which the present owners use as their principal bedroom, offers fitted wardrobes, en suite shower room and a fresh neutral decor.

### **Exterior**

The front garden is predominantly paved to offer parking for two cars, with mature borders and gated access to the front door. The rear garden has been landscaped for easy maintenance, measuring approximately 30ft in length, with an artificial lawn and a raised decked area to the rear for entertaining.

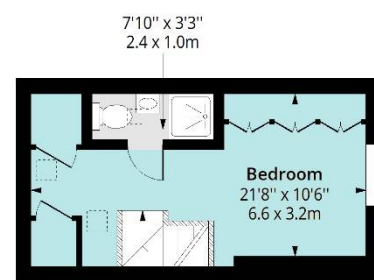
# Beech Lane, IG9

Approx. Gross Internal Area 1178 Sq Ft - 109.44 Sq M



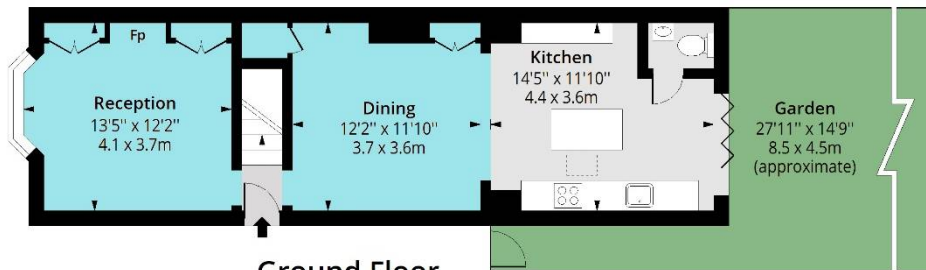
**First Floor**

Floor Area 409 Sq Ft - 38.00 Sq M



**Second Floor**

Floor Area 236 Sq Ft - 21.92 Sq M



**Ground Floor**

Floor Area 533 Sq Ft - 49.52 Sq M



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.

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS

Date: 14/1/2026

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 14th January, 2026

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