

WESTBURY LANE,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Superb four bedroom link detached property | Over 2,000 sq. ft. of accommodation | Spacious sitting room and kitchen/dining room | Utility room plus guest cloakroom | Lift facility to main bedroom with en suite and dressing area | Off street parking and garage | Great location with Queens Road's shops and station on the doorstep | EPC tbc / Council tax band E

**Guide Price**  
**£1,000,000**



A wonderfully and attractive four bedroom link detached property located in the heart of Buckhurst Hill. The present owners have thoughtfully transformed and extended the property over time and now offers spacious and comfortable accommodation with generous reception rooms, bathrooms, study, utility room plus garage. A lift facility has been installed to allow easy access straight to the main bedroom, perfect for anyone needing that extra help without comprising on independence.

#### Location

Westbury Lane is an excellent spot being just moments from the boutique shops, cafes, restaurants and Waitrose in Queens Road; and the Central Line station at Buckhurst Hill with its direct access to the City, West End and Canary Wharf. Buckhurst Hill is particularly well served with both state and independent primary schools, all within walking distance, and being surrounded by Epping Forest you are never short of leisure pursuits.

#### Interior

The accommodation commences with an enclosed porch leading to a welcoming entrance hall. This space incorporates a study area to one side, a contemporary guest cloakroom and access onto the living room. The living room is a bright space with French doors open to the dining area perfect for when entertaining on those special occasions. The kitchen is extensively fitted with plenty of storage options including an integrated oven, hob, grill and griddle. A separate utility room provides further storage and space for appliances. The dining area has enough room to fit at least an eight seater table and additional seating to enjoy the garden views with French doors bringing the outside in. From this room there is an inner lobby to the lift facility, further storage and also access to the garage space.

On the first floor there are four well appointed bedrooms and a spacious family bathroom. The main bedroom is an absolute treat with a vaulted ceiling with exposed beams and along with an en suite shower room, dressing area and the lift facility, a very comfortable space to relax. The present owners use the other rooms as a guest bedroom, study and dressing room, but could easily be converted back for a growing family.

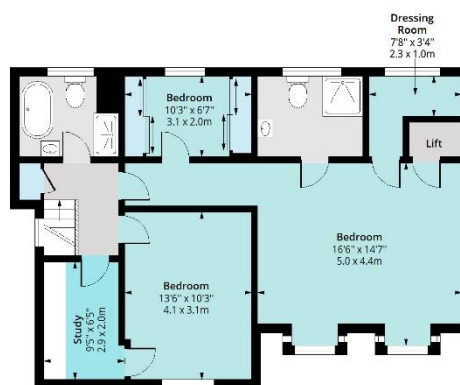
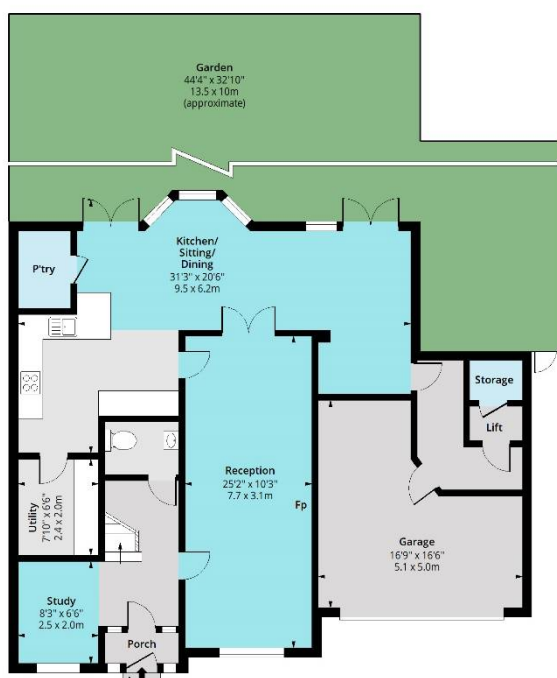
#### Exterior

The garden is low maintenance with patio, artificial lawn, mature borders and a decked area for seating. Ideal for entertaining, pottering without the burden of excessive upkeep. External storage solutions include a garden shed and further storage cupboards and there is an integral garage.

The front garden offers off street parking and access to the garage.

# Westbury Lane, IG9

Approx. Gross Internal Area 2001 Sq Ft - 185.89 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: 1/9/2025

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 2nd September, 2025

020 8504 9344 | [info@farroneil.co.uk](mailto:info@farroneil.co.uk) | [www.farroneil.co.uk](http://www.farroneil.co.uk)