

BOXTED CLOSE,  
BUCKHURST HILL

**Farr O'Neil**  
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Extended semi-detached family home | Modern kitchen/breakfast room | Spacious open plan lounge/dining room | Utility room & guest cloakroom | Modern family bathroom | Offered with no onward chain | Potential to extend (stpp) | Roding Valley Nature Reserve close by | Excellent location for the Central Line Station | EPC rating tbc / Council Tax band E

**Offers over  
£700,000**



Ideally located in a quiet cul-de-sac next to Roding Valley Nature Reserve is this extended semi-detached family home. The property sits on a generous plot with an unusually large rear garden with plenty of parking. Features include three well appointed bedrooms, a 23ft lounge/dining room and a modern kitchen and utility room.

### Location

Boxted Close is a popular turning, being so well located just a short walk from Buckhurst Hill Central Line station, Waitrose and Queens Road's boutique shops, cafes and restaurants. The area is well served by both state and independent schools and there are plenty of leisure facilities with the Roding Valley Nature Reserve a stone's throw away, Epping Forest close by, and a variety of sports clubs, including a David Lloyd Centre all within easy reach.

### Interior

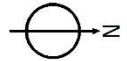
This well presented semi-detached property commences with a good size porch opening to a bright and airy entrance hall with stairs to the first floor. The principal reception room is a generous I-shaped open/plan room with a traditional bay window, wooden flooring and a neutral decor with ample space for entertaining, dining and relaxing. The kitchen is fitted with an extensive range of Shaker style units with quartz worktops including an island and breakfast bar along with integrated appliances with plenty of storage. Bi-fold doors bring the house and garden together and off the kitchen is a handy utility room with space for appliances and there is a separate guest w/c. Upstairs are three well appointed bedrooms, the principal bedroom with fitted wardrobes, and served by a contemporary family bathroom with a white suite with complementary tiling.

### Exterior

The front garden is predominantly hardstanding to offer space for 3 or 4 cars with an attractive tree and shrub border. To the side of the house is a further paved area with gated access to the rear garden and a brick storage shed. The rear garden is a great space for all the family, measuring approximately 56ft x 50ft with a patio, extensive lawn and mature shrub and tree borders. Having such a good size plot there appears to be the potential to substantially extend the house, subject to the usual planning consents.

# Boxted Close IG9

Approx. Gross Internal Area 1173 Sq Ft - 108.97 Sq M  
 Approx. Gross Storage/Porch Area 80 Sq Ft - 7.43 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.

Date: 22/2/2026

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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 23rd February, 2026