



Epping New Road, Buckhurst Hill, IG9

BUTLER & STAG



£850,000-£875,000 Guide Price.
Set along the desirable Epping New Road, this beautifully arranged home offers an exceptional balance of space, versatility, and modern family living, extending to 1,920 sq. ft.

Freehold

- Stunning Semi-Detached Family Home
- Impressive Master Suite With Air-Conditioning
- Separate Formal Reception Room With Log Burner
- St Johns Primary School catchment
- Four Bedrooms/ Two Bathrooms
- Striking Extended Open Plan Lounge/Kitchen/Diner
- Fully Landscaped South Facing Rear Garden
- Conveniently Located To Queens Road, Central Line Station, & Epping Forest/Knighton Woods

The ground floor is thoughtfully designed for both everyday comfort and entertaining. A welcoming entrance hall leads through to a generous living room, enhanced by a charming bay window that fills the space with natural light and complete with a cosy log burner. To the rear, the impressive kitchen and dining area forms the heart of the home—open, sociable, and perfectly suited to contemporary lifestyles, with direct access to the garden. A convenient ground floor WC and useful storage complete this level.

Upstairs, the first floor hosts two well-proportioned double bedrooms, alongside a stylish family bathroom. An additional room offers flexibility as a home office, study, or nursery—ideal for modern working arrangements.

The second floor provides a private and luxurious principal suite, featuring a spacious bedroom, en-suite bathroom, and a walk-in wardrobe with additional eaves storage, creating a true retreat away from the main living areas which also includes air-conditioning.

Externally, the beautifully landscaped, south-facing garden enjoys sunlight throughout the day, creating a perfect outdoor retreat. A neatly maintained lawn provides ample space for children to play, while a raised patio at the rear offers an inviting setting for relaxation or al fresco dining. The property is further enhanced by a substantial outbuilding, incorporating an extended garage accessed via communal side access, presenting excellent potential for storage, workshop use, secure parking, or further adaptation to suit individual needs.

This is a home that combines elegant proportions with practical living, ideal for growing families or those seeking flexible, well-appointed accommodation in a sought-after location.

This home is perfectly situated on the edge of the Epping Forest, offering endless opportunities for outdoor activities. Furthermore, it falls within the catchment area of the highly-regarded St. John's Primary School, making it an ideal choice for families seeking educational excellence.

With excellent transportation links, you can easily access central London, offering a convenient commute to work or leisure activities. Buckhurst Hill underground station is within easy reach, connecting you to the city and beyond.





Epping New Rd



Approx. Gross Internal Area 178.4 sq. metres 1920.0 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value
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☎ 020 8504 9000

🏠 184 Queen's Road, Buckhurst Hill, IG9 5BD

✉ buckhursthill@butlerandstag.com

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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