

LOUGHTON WAY,  
BUCKHURST HILL,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



1930's semi-detached property | Excellent location for schools and the Central Line | Enormous potential to extend and improve | Three / four bedrooms | Converted loft room into the eaves | Generous principal reception room | Further reception / bedroom four with en suite | Parking for three cars | Epping Forest & Roding Valley Nature Reserve close by | EPC rating tbc / Council Tax band E

**Guide Price**  
**£650,000**



This 1930's semi-detached property offers enormous scope to both extend and improve and is ideally situated just a walk from the Central Line, sought after schools and Queens Road's shops, cafes and Waitrose Supermarket. The property offers 3/4 bedrooms, a spacious through lounge, bathroom and shower room, a handy loft room and a mature 40ft rear garden.

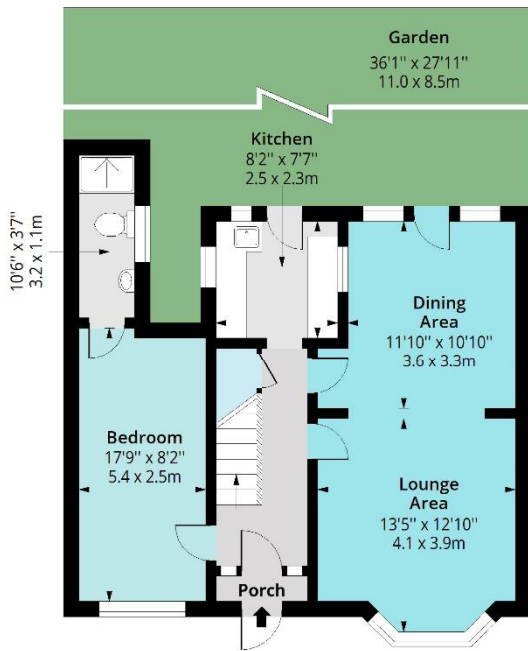
**Location** The property is ideally positioned just a short walk from Buckhurst Hill Central Line station with the boutique shops, cafes and Waitrose of Queens Road, and local state and independent schools also close by. Buckhurst Hill is a particularly sought after area, being conveniently located for access to the City and West End, easy access to the major road networks via the M11 and M25, whilst still being a peaceful location with Epping Forest and the Roding Valley Nature Reserve on the doorstep. For the more actively minded there is an excellent selection of golf, tennis and cricket clubs along with a David Lloyd Centre close by.

**Interior** This much loved family home offers some 1,290 sq. ft. of accommodation, commencing with a porch opening into a welcoming entrance hall. This has a good size understairs cupboard which has been utilised to house a washing machine and tumble dryer. There is a generous principal reception room with a traditional bay window and the rear French doors opening to the rear garden. On the other side of the hall the garage was converted some years ago to add another bedroom / reception room with the added benefit of a guest shower room / w/c. Perfect for family visiting or someone valuing a downstairs bedroom. The kitchen is fitted with a range of base and wall mounted units with a door to the garden. Upstairs are three bedrooms, two double as and a single, served by the family bathroom. Some years ago the former owners added stairs to the loft area and created a room within the eaves, making a great storage or work space away from the main body of the house. Furthermore, this could be developed, as many of the neighbours have done, into a principal bedroom suite with a further bathroom, subject to planning consent being obtained.

**Exterior** The property has a large off street parking area to the front of the house with space for three cars. The rear garden measures approximately 40ft in length and feels wonderfully private with mature trees creating a good level of screening.

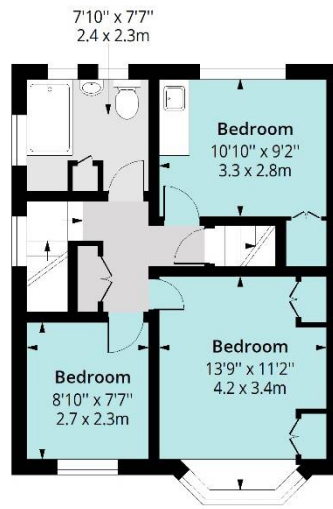
# Loughton Way IG9

Approx. Gross Internal Area 1290 Sq Ft - 119.84 Sq M



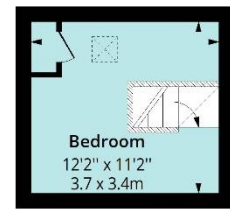
## Ground Floor

Floor Area 666 Sq Ft - 61.87 Sq M



## First Floor

Floor Area 489 Sq Ft - 45.43 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.

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Date: 13/5/2026

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 May, 2026