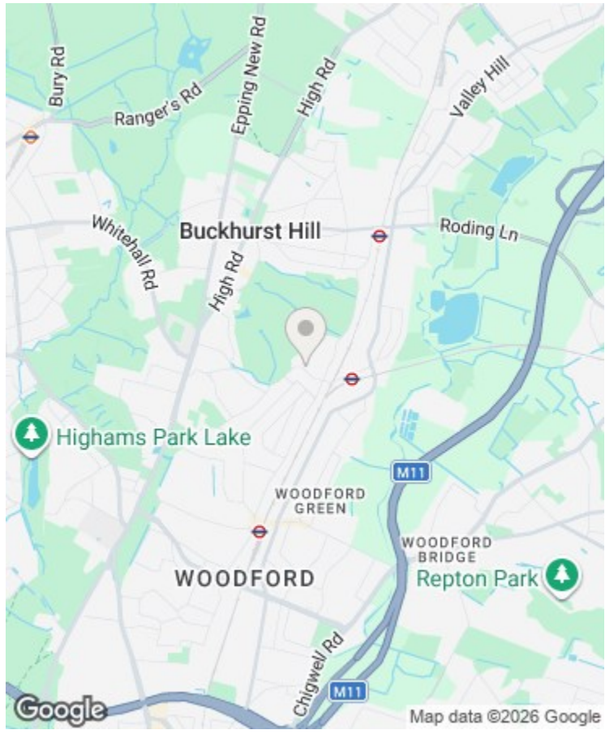
william rose



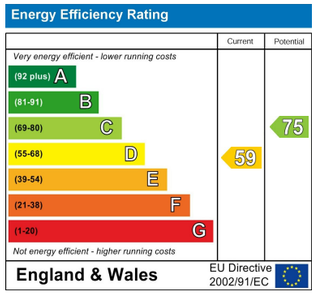
Directions

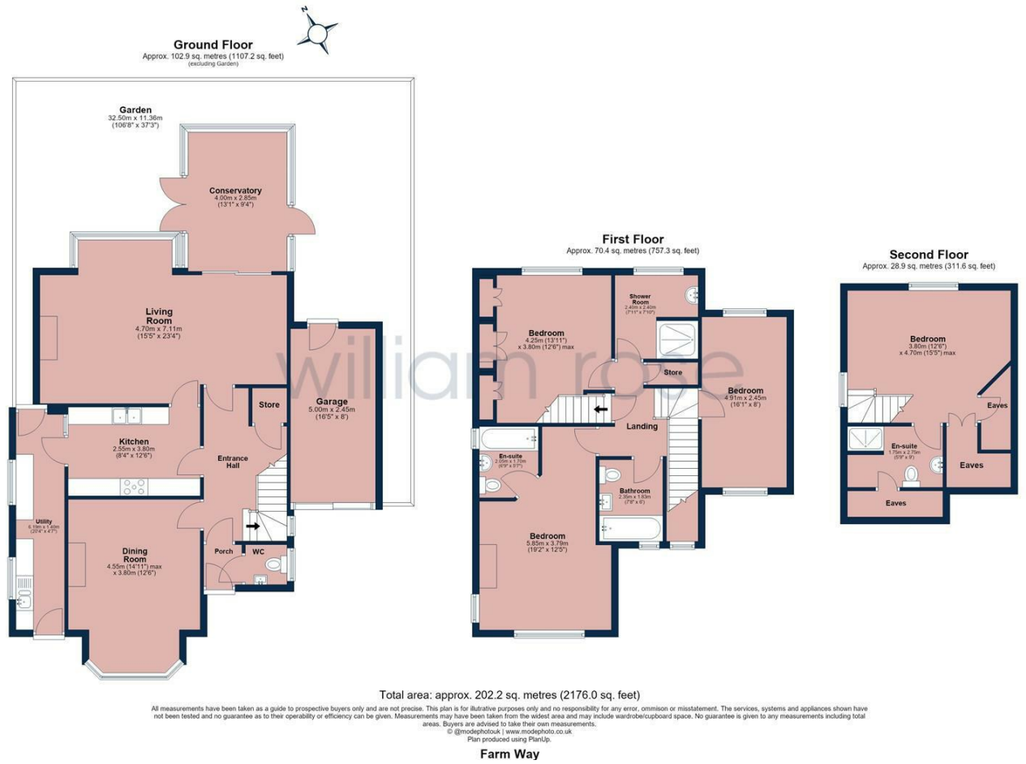
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

D













25 Farm Way, Buckhurst Hill, IG9 5AH

Asking Price £1,250,000

- Four bedrooms
- Mock-tudor style
- Four bathrooms
- Impressive garden
- Ideally located for 'Outstanding' schools
- Detached
- Three reception rooms
- Generous driveway & garage
- Kitchen & utility room
- Walking distance to Woodford & Roding station

475 High Road, Woodford Green, Essex, IG8 0XE
02085042440
sales@william-rose.com
https://www.william-rose.com/

475 High Road, Woodford Green, Essex, IG8 0XE
02085042440
sales@william-rose.com
https://www.william-rose.com/

25 Farm Way, Buckhurst Hill IG9 5AH

Positioned on the boundary of Woodford Green and Buckhurst Hill, on the highly regarded Farm Way, is this attractive four-bedroom detached Mock Tudor-style family home. Offering substantial and versatile accommodation arranged across three floors, the property is complemented by a large rear garden, generous off-street parking and an integral garage. With its distinctive façade, characterful interiors and excellent proportions throughout, the property provides a wonderful family home in a sought-after residential setting.

4 | 4 | 3 | D | Council Tax Band: G







The ground floor opens into a welcoming entrance hall and offers an impressive amount of living and entertaining space. To the front is a separate dining room featuring a bay window, while to the rear is a particularly spacious living room with beautiful parquet flooring and an ornate feature fireplace. The living room flows through to a conservatory overlooking the garden, creating an excellent connection between the main living accommodation and outside space. The kitchen is fitted with a range of traditional cabinetry and is accompanied by a separate utility room, providing excellent practicality for day-to-day family life. A ground-floor WC and useful storage complete the internal accommodation on this level. The integral garage is accessed externally, with access available from both the front driveway and rear garden.

The first floor provides three well-proportioned bedrooms. One of the bedrooms benefits from its own en-suite, while the remaining bedrooms are served by both a family bathroom and an additional shower room. The second floor provides a further generous double bedroom with its own en-suite facilities and useful eaves storage, creating an ideal principal suite, guest bedroom or space for an older child. Externally, the property continues to impress. To the front, a substantial driveway provides generous off-street parking alongside access to the integral garage. To the rear is a particularly impressive mature garden, predominantly laid to lawn and bordered by an established variety of trees, shrubs and planting. The generous outside space provides an excellent setting for entertaining and family life, with the added convenience of direct access to the garage from the garden.

For those needing easy access to London, Woodford Central Line Station, Buckhurst Hill, and Roding Valley are all within walking distance. Nature lovers will appreciate having Knighton Woods & Lake on their doorstep—an ideal spot for scenic walks, runs, or bike rides. Meanwhile, The Broadway and Queens Road offer a fantastic selection of cafés, patisseries, restaurants, and independent shops, including an organic and vegan-friendly deli. Transport links are excellent, with both the M25 and M11 easily accessible. Many families are drawn to Buckhurst Hill and Woodford for their outstanding schools and green spaces. Top-rated schools, including Avon House Preparatory School, Wells Primary School, Woodford Prep, and Bancroft's, are all within a mile of the property.

Property Information / Disclaimer

FREEHOLD

EPC Rating: Awaiting report
Council Tax Band: G (Redbridge)

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Some images may have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.