

FARM WAY,  
BUCKHURST HILL,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Attractive detached property | Three double bedrooms | Scope to extend & improve | Two well appointed reception rooms | Fitted kitchen | Downstairs cloakroom | Attached garage & utility room | Mature south facing rear garden | Excellent location for schools, Central Line & Epping Forest | EPC rating D61 / Council Tax band F

**Guide Price**  
**£985,000**





This much loved three bedroom detached property has been in the same family for some 30 years, and being so well located, close to Epping Forest, the Central Line and excellent state and independent schools, it makes a perfect family home. The property offers scope to extend and improve, giving any buyer the potential to create a stunning home to their own design.

### **Location**

Farm Way is an excellent location with both Buckhurst Hill and Roding Valley Central Line stations close by. This particular spot proves popular with families as well respected state and independent schools are within easy reach. For shopping, Queens Road with its boutique shops, cafes and restaurants and Waitrose supermarket is within walking distance and there are local shops on Station Parade. Being just a stone's throw from Epping Forest there are always plenty of leisure pursuits on offer, in addition to a good range of sports clubs and a David Lloyd Centre a short drive away.

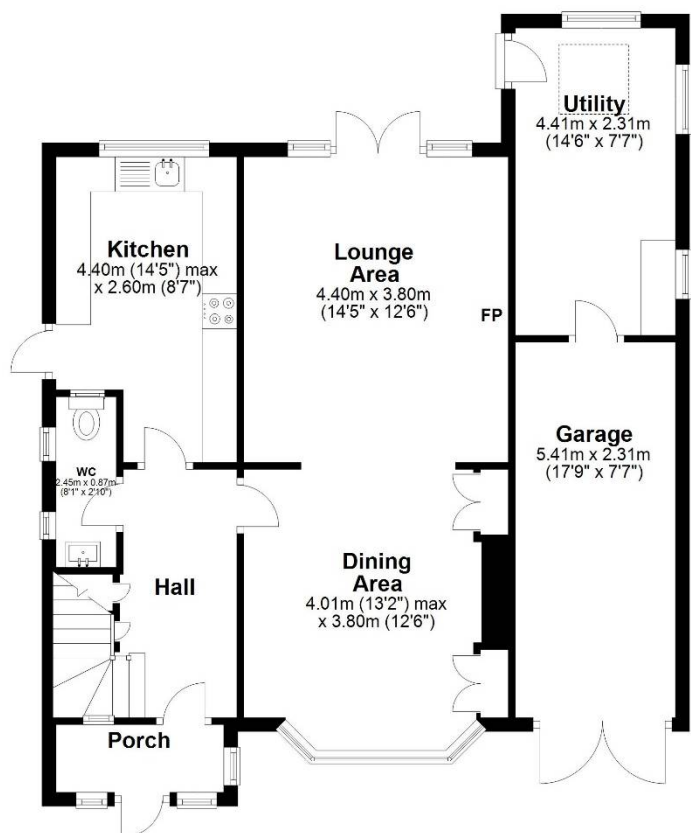
### **Interior**

The ground floor accommodation commences with an enclosed porch opening to a spacious furnishable entrance hall with wooden flooring and there is a guest cloakroom under the stairs. There are two generously proportioned reception rooms, opened up to create a perfect entertaining space, and maximising the natural light. Features include a traditional bay window, fireplace, wooden flooring and French doors opening to the rear garden. The kitchen is fitted with an extensive range of units with contrasting worksurfaces with space for integrated and freestanding appliances. Behind the garage there is also a large utility / storage area with space for appliances. Upstairs are three well appointed double bedrooms, each with fitted or built in wardrobes, all served by a family bathroom with both a bath and separate shower room.

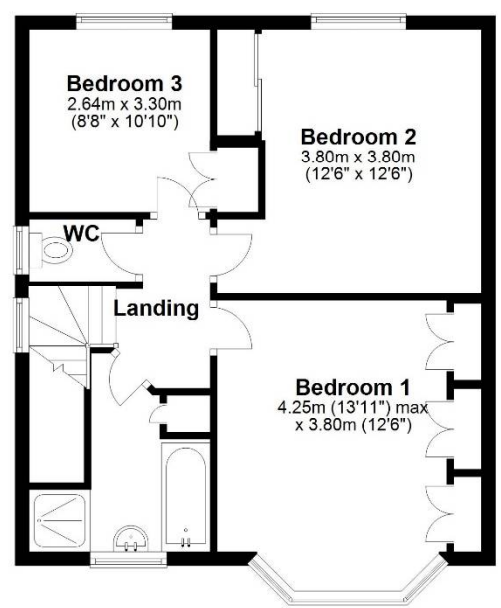
### **Exterior**

The front garden is beautifully landscaped to offer ample driveway parking, with access to the attached garage, along with mature flower and shrub borders. There is also a side gate a walkway to the rear garden. This is a real treat, approximately 95ft in length and south facing, landscaped with a patio area, extensive lawn, mature borders and a timber shed to the rear.

**Ground Floor**  
 Approx. 79.3 sq. metres (853.5 sq. feet)



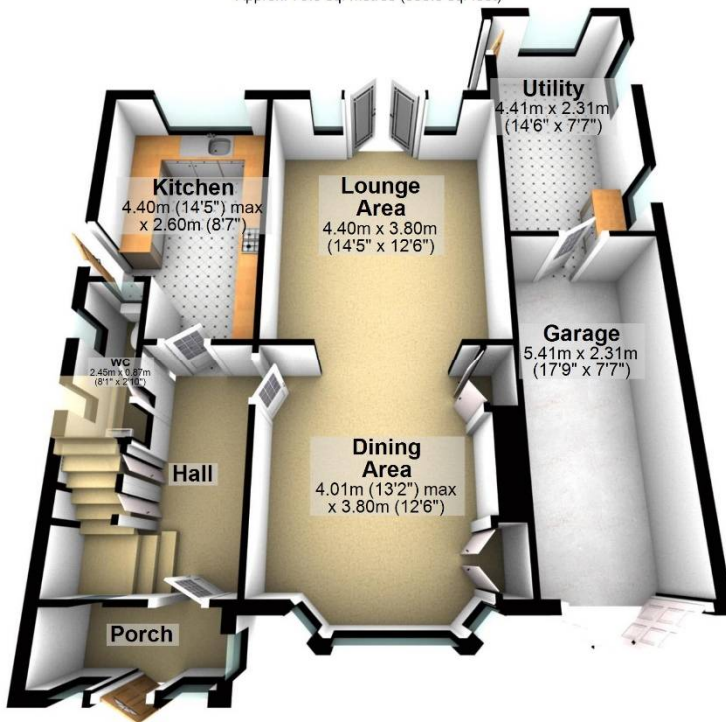
**First Floor**  
 Approx. 49.4 sq. metres (531.7 sq. feet)



Total area: approx. 128.7 sq. metres (1385.2 sq. feet)

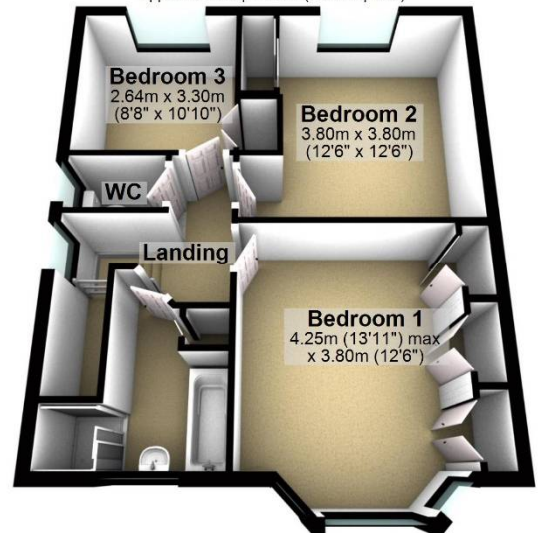
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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.  
Details Prepared on 21st September, 2023