

BUCKHURST WAY,
BUCKHURST HILL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Attractive 1930's family home | Three bedrooms & two reception rooms | Dining area open to a fitted kitchen | Modern family bathroom | Parking for two cars | Mature 60ft rear garden | Shops and green spaces close by | Excellent location for Central Line | EPC rating D64 / Council Tax Band D

Price Range
£620,000 to
£650,000



This 1930's end of terrace family home is ideally situated for the Central Line and local schools and features two reception rooms, three well appointed bedrooms and offers enormous potential to extend both to the ground floor and into the loft (stpp).

Location

This property is situated in a sought after spot, ideally positioned just a short walk from Roding Valley and Woodford Central Line Stations, with a great choice of well respected State & Independent schools close by. Queens Road and Woodford Broadway are both a short walk away with their choice of shops, cafes and restaurants, and for leisure pursuits there is Epping Forest, Roding Valley Nature Reserve along with a good choice of cricket, golf and tennis clubs and a David Lloyd Leisure Centre within easy reach.

Interior

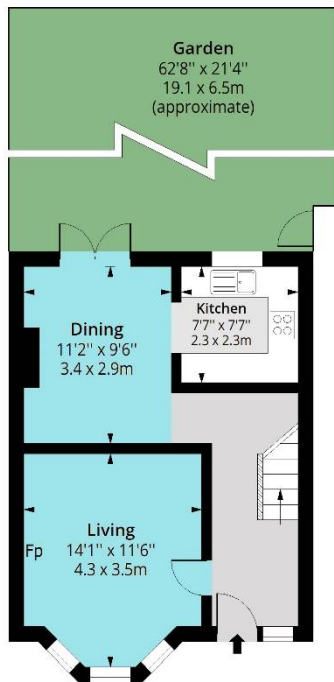
The ground floor accommodation commences with a welcoming entrance hall with wood effect flooring and a useful storage area under the stairs. The front reception is a stylish sitting room with traditional bay window with cafe style shutters, wood effect flooring and an impressive limestone fireplace. The rear reception has been opened up to the kitchen making an excellent family space with French doors opening to the rear garden. The kitchen has a good range of fitted units with space for appliances and a nice view of the garden. Upstairs are three well appointed bedrooms served by a modern family bathroom with a white suite and contrasting tiling. The roof was replaced in recent times and the owner took the opportunity to have it fully boarded for storage and additional insulation added.

Exterior

The front of the property is block paved with space for two cars, and there is a shared driveway giving access to the rear garden. This garden is a real treat, measuring approximately 60ft in length with a large decked area for entertaining, lawn, mature borders and hardstanding area to the rear, ideal for adding a home office / outbuilding as the electricity supply is already in place.

Buckhurst Way, IG9

Approx. Gross Internal Area 779 Sq Ft - 72.37 Sq M



Ground Floor

Floor Area 394 Sq Ft - 36.60 Sq M



First Floor

Floor Area 385 Sq Ft - 35.77 Sq M



**Certified
Property
Measurer**

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: 12/1/2026

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 12th January, 2026

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