

ARDMORE LANE,
BUCKHURST HILL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Spacious four bedroom townhouse | 1,700 sq. ft. of accommodation
Open plan kitchen / living space | Fitted integrated kitchen | Garage with
utility area | Generous first floor lounge | West facing rear
garden | Short walk to St John's Primary School | Excellent location for
Queens Road Epping Forest | EPC rating E51 / Council Tax band E

Guide Price
£695,000



Ideally situated in a quiet residential cul de sac is this deceptively spacious, and well presented family home. The property offers good size accommodation throughout, measuring approximately 1,700 sq. ft., with a spacious ground floor kitchen / living space, separate first floor sitting room, four good size bedrooms and an integral garage.

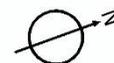
Location Ardmore Lane is always a popular turning, being so well placed for St. John's Primary School, the shops, cafes and restaurants in Queens Road and Epping Forest just around the corner. Buckhurst Hill is a particularly sought after area due to its choice of sought after state and independent Schools, and excellent transport links with the Central Line giving easy access to the City, Canary Wharf and West End, and for road users, the M25, M11 and routes into London are conveniently close by. The area is well served with a great selection of tennis, cricket and golf clubs, and there is a David Lloyd Centre a short drive away in Chigwell.

Interior The three storey townhouse offers 1,700 sq. ft. of accommodation, so perfect for any growing family. The ground floor commences with a bright and airy entrance hall with built in storage under the stairs. To the rear is a wonderful open plan living space which comprises of a fitted kitchen, dining area and conservatory. The kitchen is fitted with an extensive range of cream units with contrasting worktops and a full range of integrated appliances. There is ample room for a family dining table and to the rear, looking onto the rear garden, is a double glazed conservatory. The integral garage completes the ground floor accommodation which is used as a utility room and storage, but could potentially be converted into more living space. On the first floor is the principal reception room, which is generously proportioned with wooden flooring and a stylish decor, and the full width windows make the most of the natural light. There is also a well appointed double bedroom with a shower cubicle, and a guest w/c on this floor. On the top floor there are three further bedrooms, all with fitted wardrobes and served by a family bathroom with a white suite and complementary tiling.

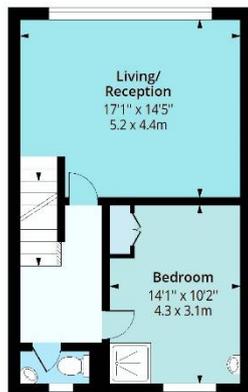
Exterior The front of the property has been block paved to comfortably accommodate two cars along with access to the integral garage. The rear garden, which measures approximately 56ft in length has a large patio area for entertaining along with a lawn and shrub and flower borders, and having a westerly aspect, is perfect for the afternoon and evening sun. Plenty of space for all the family to enjoy.

Ardmore Lane IG9

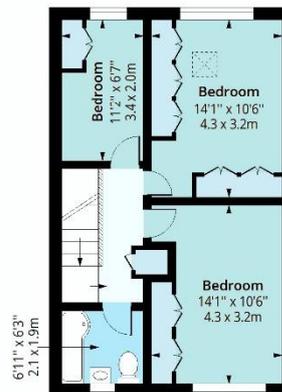
Approx. Gross Internal Area 1700 Sq Ft - 157.93 Sq M (Including Garage & Utility)



Ground Floor
Floor Area 654 Sq Ft - 60.76 Sq M



First Floor
Floor Area 523 Sq Ft - 48.59 Sq M



Second Floor
Floor Area 523 Sq Ft - 48.59 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: 27/2/2026

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 28th February, 2026