

FARM WAY,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Superb detached family home | Well presented accommodation throughout | Three reception rooms | Modern kitchen plus utility room
Principal bedroom with en suite bathroom | Carriage driveway | South facing rear garden | Excellent spot for State & Independent schools
Central Line Station close by | EPC rating C69 / Council Tax Band G

Guide Price
£1,100,000



Ideally situated for the Central Line and local state and independent schools is this beautifully presented three bedroom detached property which offers excellent living space. Features include a south facing rear garden, carriage driveway, three reception rooms and principal bedroom with en suite bathroom.

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

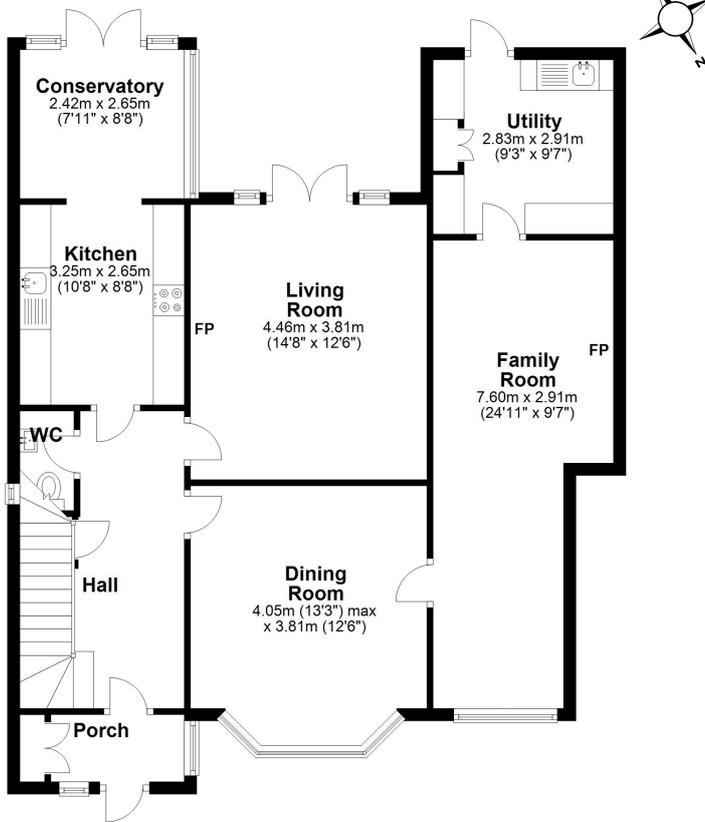
The ground floor accommodation commences with an entrance porch which opens to a particularly generous entrance hall with a guest cloakroom. The two original reception rooms are both well proportioned, the living room to the rear with French doors to the rear garden, feature fireplace and a neutral decor. The front reception is presently a formal dining room, and gives access to the extended part of the house which offers a cosy family / TV room and utility room. The kitchen has been extended to add space for a breakfast area looking onto the garden, and is fitted with an extensive range of Shaker style units and integrated appliances. Upstairs are three well appointed bedrooms, all able to take a double bed, and the principal bedroom has a superb en suite bathroom with a dressing area. The other bedrooms being served by a modern family bathroom.

Exterior

The property sits on a superb plot with a carriage driveway, which offers parking for numerous cars, with mature shrub and flower borders. The rear garden is a real treat, almost directly south-facing, with an extensive lawn, patio area, mature trees and shrub borders and timber sheds. A perfect spot to relax in the sun! Sitting on such a great plot, the house would appear to offer the potential to extend further, subject to the usual planning consents.

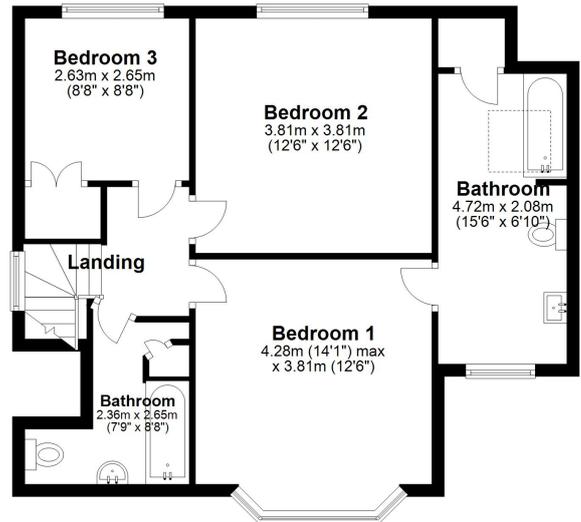
Ground Floor

Approx. 92.3 sq. metres (993.1 sq. feet)

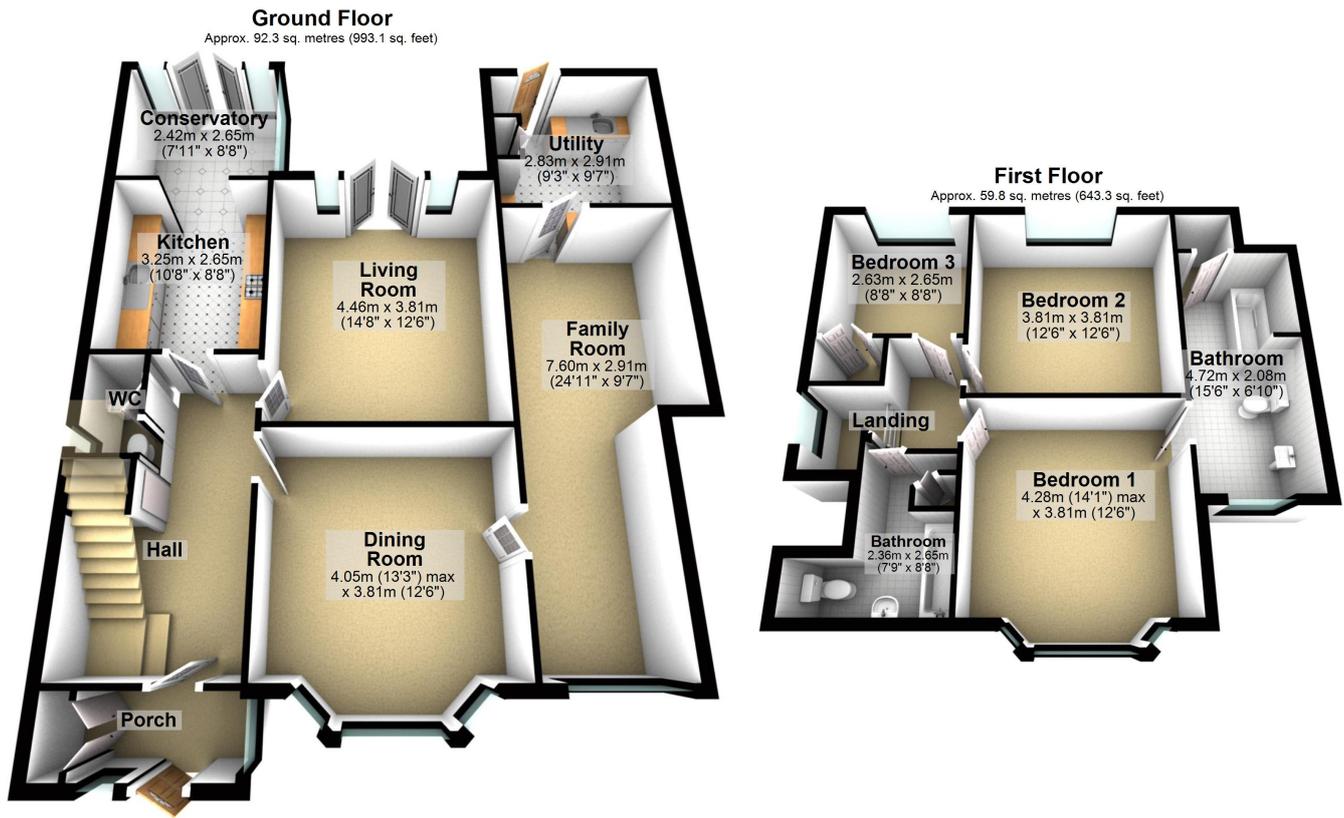


First Floor

Approx. 59.8 sq. metres (643.3 sq. feet)



Total area: approx. 152.0 sq. metres (1636.4 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 2nd May, 2022