

ROEBUCK LANE,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Stylish detached three bedroom property | Sought after location in the heart of Buckhurst Hill | Contemporary integrated kitchen | Wonderfully spacious lounge / dining room | Air conditioning throughout | Stunning family bathroom | West facing rear garden | Detached garage & parking | Schools, shops and the Central Line close by | EPC rating C72 / Council Tax band F

**Guide Price**  
**£950,000**



This superbly presented three bedroom detached property is situated on one of Buckhurst Hill's highly sought after turnings, just a short walk from Queens Road, Central Line Station and highly regarded state and independent schools. Features include a wonderfully spacious lounge / dining room, stylish integrated kitchen, contemporary bathroom and three well appointed bedrooms.

### **Location**

Roebuck Lane is one of Buckhurst Hill's most prestigious turnings with the Central Line Station, Queens Road and schools all within easy reach. The Central Line offers direct links to the City, West End and Canary Wharf, and for road users the M25, M11 and routes into London are all close by. For leisure pursuits, the town is surrounded by Epping Forest, and there are plenty of golf, tennis and cricket clubs within easy reach, along with a David Lloyd Leisure Centre.

### **Interior**

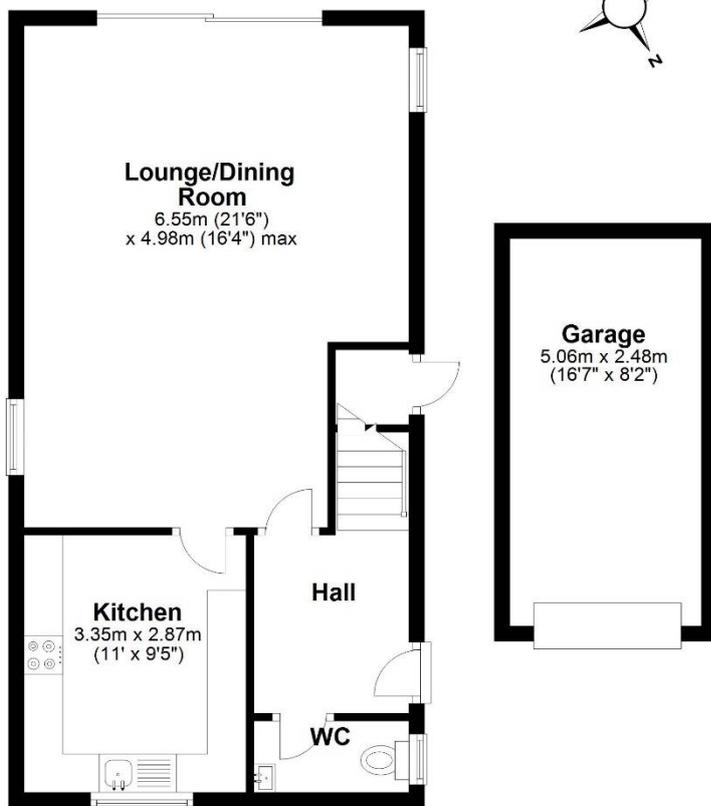
The accommodation commences with a welcoming entrance hall and a modern guest cloakroom. The lounge / dining room is a wonderful size room, with ample space for entertaining amongst a stylish neutral decor with feature fireplace and patio doors opening to the rear garden. The kitchen has been transformed by the present owners, with a bespoke integrated kitchen with quartz worktops including a ceramic butler sink. Upstairs are three well appointed bedrooms, the principal bedrooms with fitted wardrobes, all served by a gorgeous family bathroom with a freestanding bath, metro tiling and Japanese style w/c. Further features include air conditioning and an air source heat pump, filtered water and new flooring throughout the ground floor.

### **Exterior**

The front garden offers block paving with driveway parking for two cars leading to the garage. The remainder is laid to lawn with borders with mature flower and shrub planting. Between the house and garage is a walkway leading to the rear garden which is west facing and measuring approximately 75ft in length and has a patio area, lawn, ornamental pond and mature tree, shrub and flower borders. A great space for any family to relax or entertain.

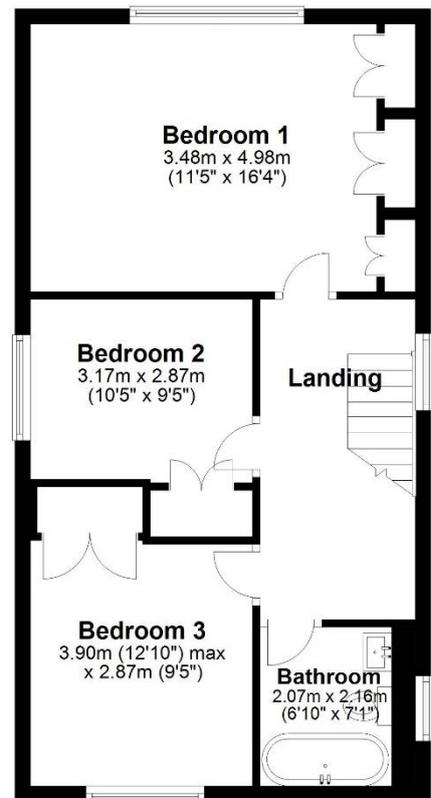
### Ground Floor

Approx. 62.3 sq. metres (670.8 sq. feet)

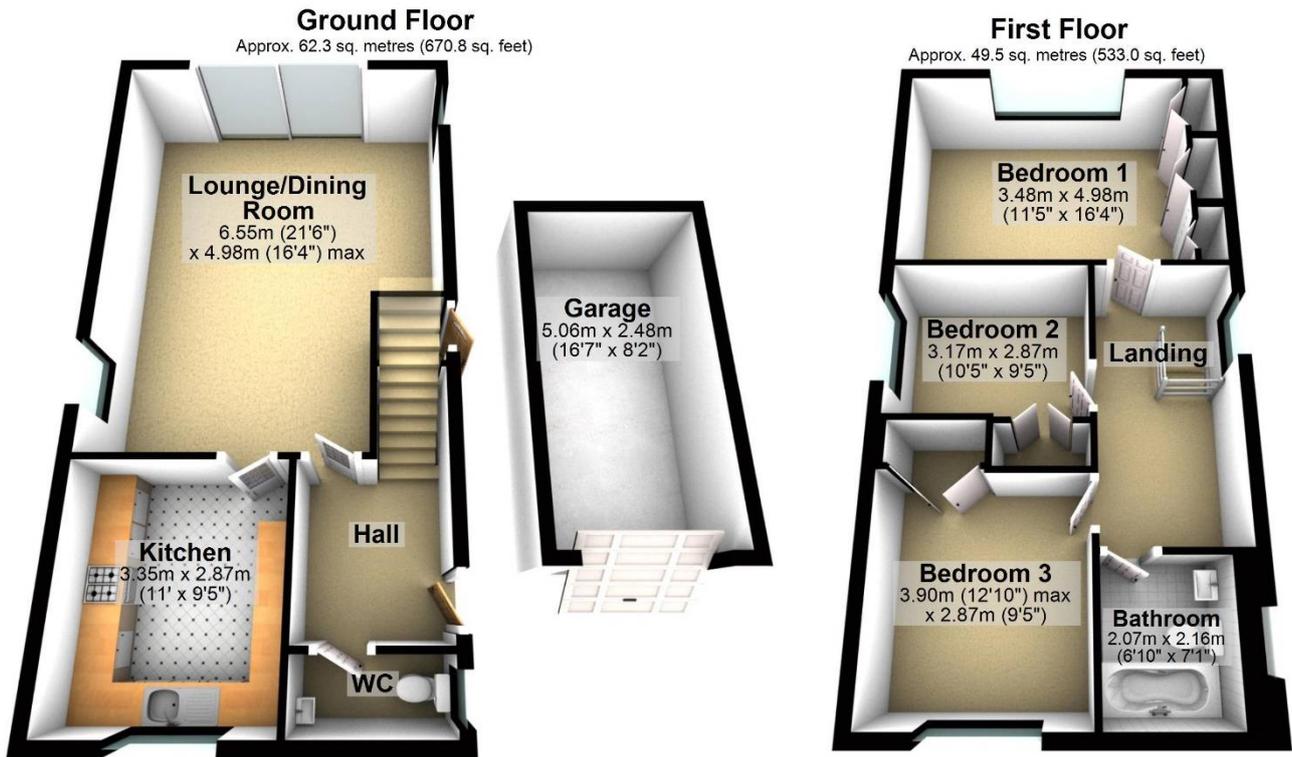


### First Floor

Approx. 49.5 sq. metres (533.0 sq. feet)



Total area: approx. 111.8 sq. metres (1203.8 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 17th February, 2024