

LUCTIONS AVENUE,
BUCKHURST HILL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Stunning contemporary home | Four double bedrooms | Wonderful mix of modern and period features | Generously proportioned reception rooms | Open plan kitchen/living/dining space | Utility room & guest cloakroom | South facing rear garden | Home office/gym | Excellent location for schools, Central Line & Epping Forest | EPC rating tbc / Council Tax band F

Guide Price
£1,200,000

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Situated in one of Buckhurst Hill's premier turnings is this stunning four double bedroom Edwardian semi-detached property. The present owners have transformed the house by both extending and improving the accommodation creating a superb modern home whilst retaining its period features.

Location

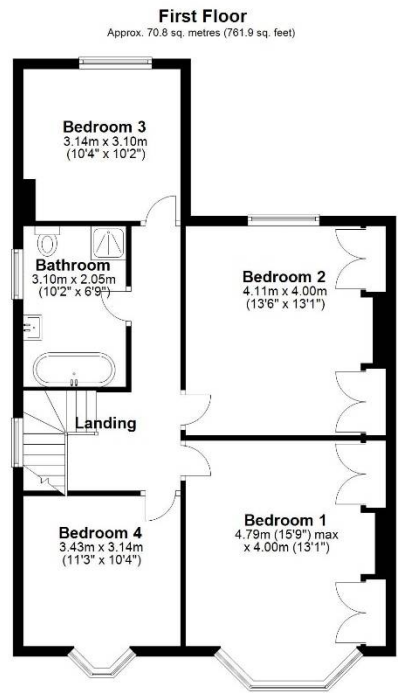
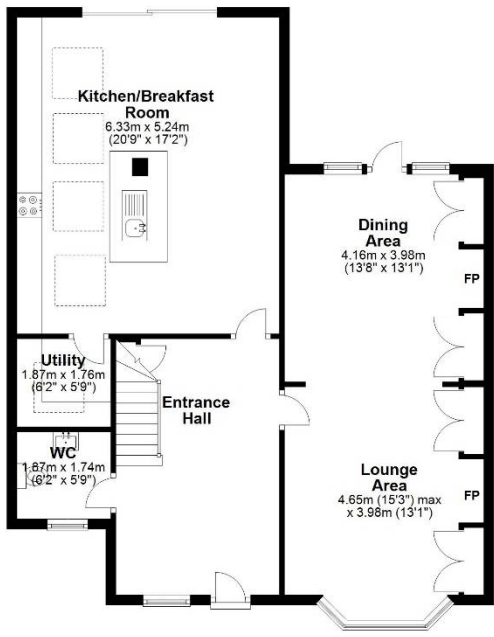
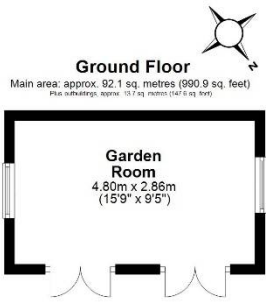
Luctons Avenue is one of Buckhurst Hill's most sought after turnings, both close to excellent schools and Epping Forest, but within walking distance of the Central Line Station and Queens Road with its mix of boutique shops, cafes, restaurants and Waitrose Supermarket. The Central Line offers direct 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

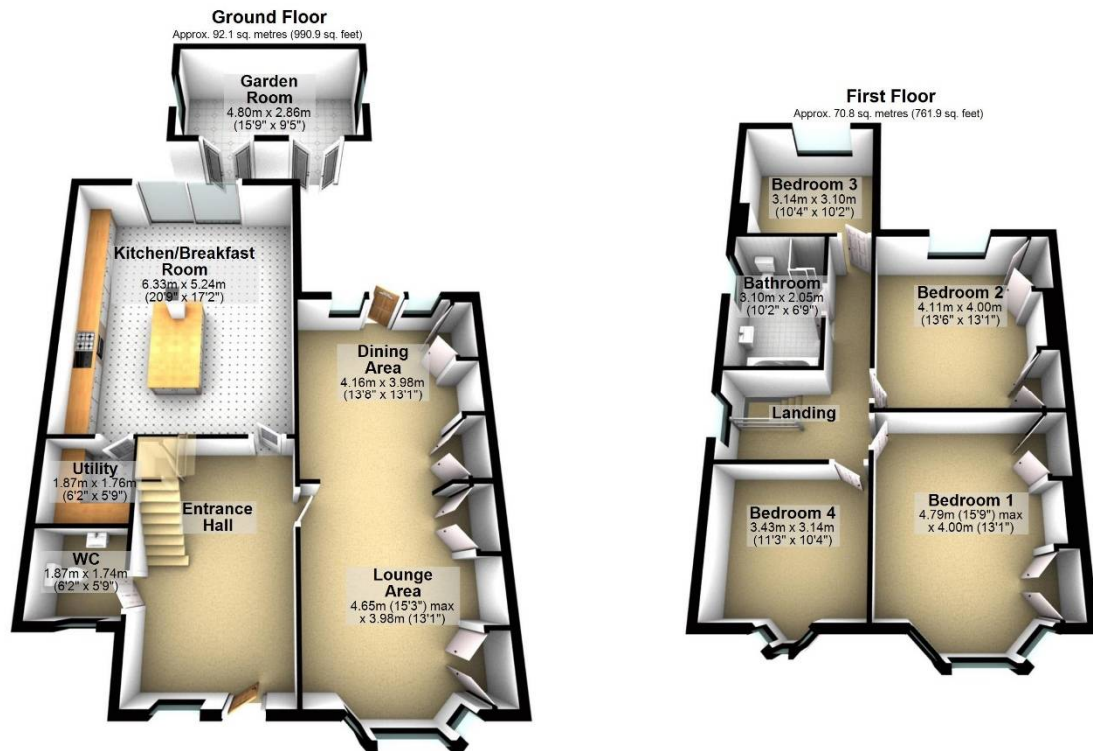
This superb period property offers over 1,750 sq. ft of accommodation commencing with an unusually spacious entrance hall with a calming neutral decor, wooden flooring and original carved banisters. There are two reception rooms which have been opened up to create one stylish entertaining space, with original fireplaces, traditional bay window, French doors opening to the rear garden, and being southerly facing, always a naturally bright space. The kitchen / living space is the modern hub of the house, extended by the present owners delivering a stylish open plan area with ample space to cook, dine and relax. Features include a large central island, Shaker style units with contrasting quartz worktops, integrated appliances and there are sliding doors opening to the garden. Off the kitchen is a very handy utility room with space for appliances, and off the hall is a guest cloakroom which keeps the period vibe of the house. Upstairs are four generously proportioned double bedrooms, the principal bedrooms with bespoke fitted wardrobes, all served by a modern family bathroom with a freestanding bath, separate shower, Duravit and Catalano fittings with complementary tiling.

Exterior

The property sits on a good size plot with parking and garden area to the front with side access to the rear garden which is southerly facing and measures approximately 75ft in length. Directly to the rear of the house is a large York Stone patio area, perfect for eating al fresco, with the remainder laid to lawn with mature shrub, tree and flower borders. To the rear is a summer house which is presently used as a gym, but would equally make a great space from where to work from home.



Main area: Approx. 162.8 sq. metres (1752.8 sq. feet)
Plus outbuildings: approx. 13.7 sq. metres (147.6 sq. feet)



Total area: approx. 176.6 sq. metres (1900.4 sq. feet)

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 26th January, 2024