

FOREST EDGE,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Stunning family home over three floors | Five good size bedrooms | Open plan kitchen / living space | Separate sitting room | Utility room & guest cloakroom | Two luxury bathrooms | Potential to extend | Mature 100ft west facing garden | Excellent spot for schools & Central Line | EPC rating *tbc* / Council Tax band F

**Guide Price**  
**£1,150,000**

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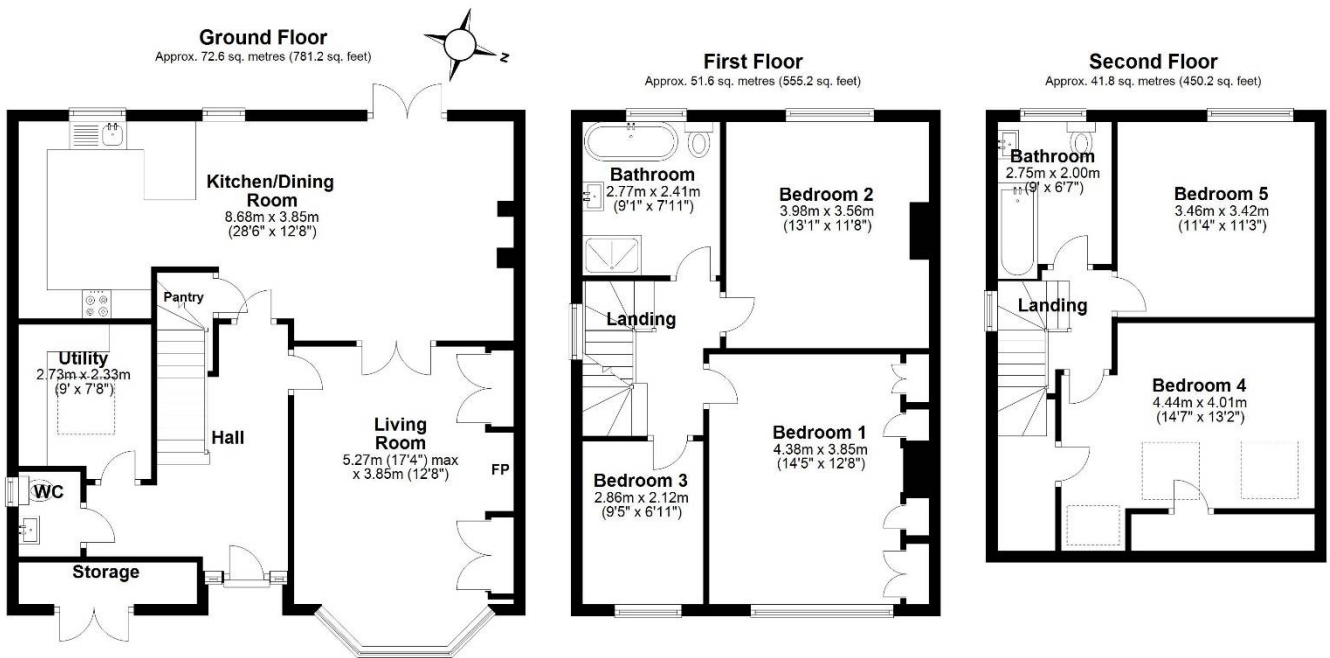


Farr O'Neil are delighted to offer to the market this wonderfully spacious family home which has been transformed by the present owners. Features include five generously proportioned bedrooms, two luxury bathrooms, open plan kitchen / living room, separate lounge, utility room and a delightful, mature west facing garden.

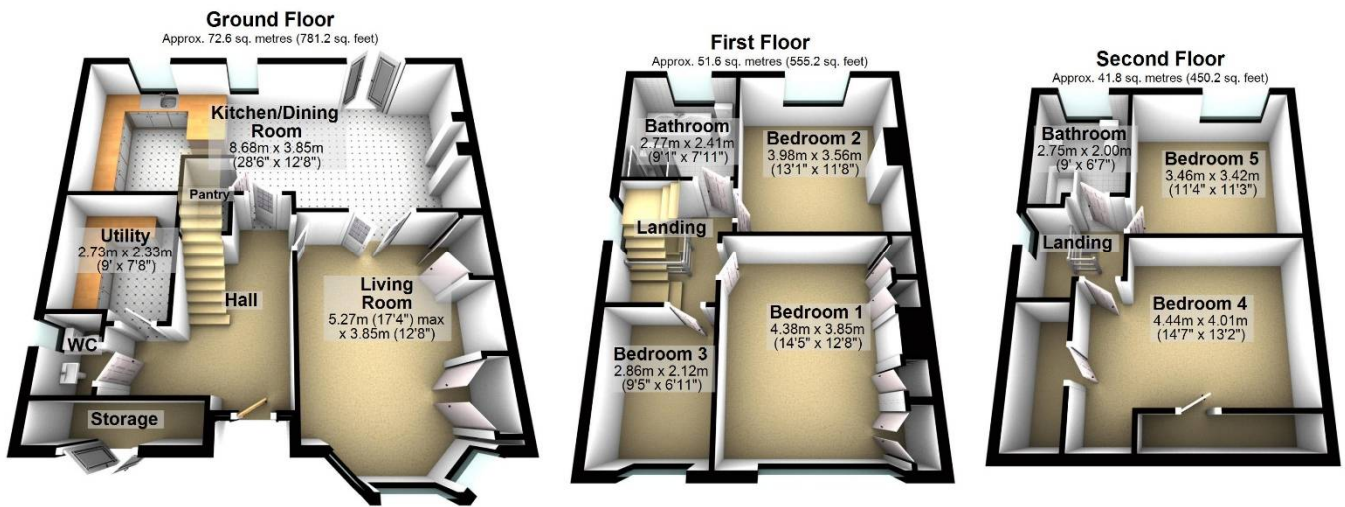
**Location** Forest Edge is located in a central location with both Buckhurst Hill and Roding Valley Central Line stations close by. This particular spot proves popular for families as there are well respected state and independent schools within easy reach. For shopping there is Queens Road with its boutique shops, cafes and restaurants and Waitrose supermarket within walking distance, and there are local shops on Station Parade. Being surrounded by Epping Forest there are plenty of leisure pursuits on offer and there is an excellent choice of sports clubs with a David Lloyd Centre a short drive away.

**Interior** The ground floor accommodation comprises of a welcoming entrance hall with original style features including a Herringbone floor, lead light windows and the garage has been converted into a guest cloakroom and utility/storage room. The two reception rooms are well appointed with crittal style interconnecting doors, and having an east/west aspect are naturally bright rooms. The front reception's focal point is its Victorian style fireplace and open fire, traditional bay window and Herringbone floor. The rear reception has been opened up to the kitchen to create a family friendly space, the kitchen area has contemporary style units with contrasting quartz worktops and integrated appliances. To the rear are crittal style French doors to bring the house and garden together. The first floor offers three bedrooms, the two large doubles with fitted wardrobes, served by a stunning luxury bathroom with a freestanding bath and separate shower cubicle. The top floor has a further two double bedroom alongside a further full bathroom with a white suite and contrasting tiling. The present owners had plans passed by Epping Forest to extend across the rear and to the front of the house under reference EPF/2185/21.

**Exterior** The front garden is partly block paved giving parking for two cars and there is a lawned area with mature borders. There is also a side gate giving pedestrian access to rear garden. The rear garden is a real treat, approaching 100ft in length and west facing with a patio area, extensive lawn, mature tree, shrub and flower borders with timber shed, log store, pergola and sitting areas. An absolute gardener's delight!



Total area: approx. 166.0 sq. metres (1786.5 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 13th March, 2024