

ARDMORE LANE,
BUCKHURST HILL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Contemporary four bedroom townhouse | Over 1,500 sq. ft. of accommodation | Modern kitchen / breakfast room | Separate first floor sitting room | Principal bedroom with dressing area & en suite | Guest bedroom with en suite shower room | West facing landscaped garden | St. Johns Primary school a short walk away | Excellent spot for the Central Line, Queens Road and Epping Forest | EPC rating D65 / Council tax band E

Guide Price
£725,000



Ideally situated in a quiet residential cul de sac is this deceptively spacious, and beautifully presented family home. The property offers good size accommodation throughout, with an excellent kitchen / breakfast room, separate sitting room, four good size bedrooms and three bathrooms.

Location

Ardmore Lane is always a popular turning, being so well placed for St. John's Primary Schools, 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 variety of 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 over 1,500 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 an open plan kitchen / breakfast room, stylishly fitted with contemporary white units and contrasting granite worktops and space for appliances. There is ample room to eat and entertain and French doors open to the rear garden. The garage has been thoughtfully converted into an additional bedroom/guest suite, with a modern en suite shower room. 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 bedroom and guest w/c on this floor. On the top floor the owners have created a stunning master suite with dressing area with fitted wardrobes and an en suite shower room. Also on this floor is a further bedroom along with the principal family bathroom which is luxuriously fitted with a freestanding bath and matching white suite.

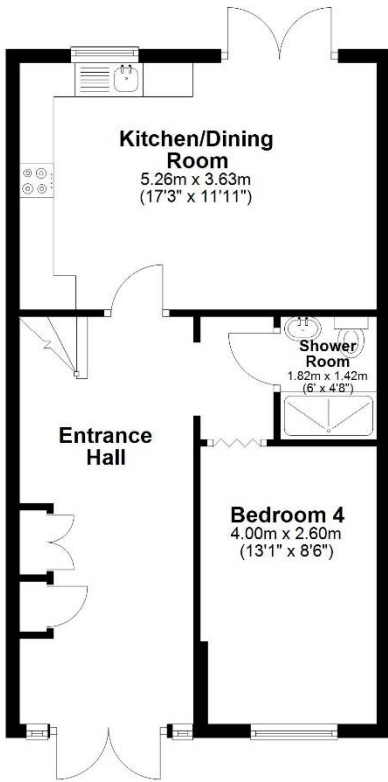
Exterior

The front of the property has been block paved to comfortably accommodate two cars, and there is a pathway to the side of the house giving access to the rear of the property. The rear garden, which measures approximately 54ft x 20ft has been landscaped to make the most of the westerly aspect. There is a large raised decked area for relaxing in the evening sun, or for that summer barbeque, with steps down to a lawned area with flower and shrub borders. Plenty of space for all the family to enjoy.



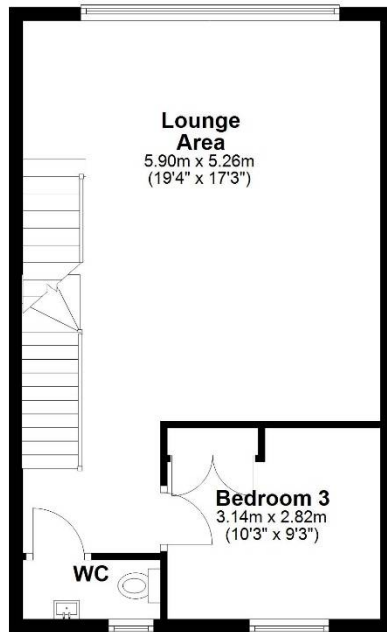
Ground Floor

Approx. 51.0 sq. metres (549.1 sq. feet)



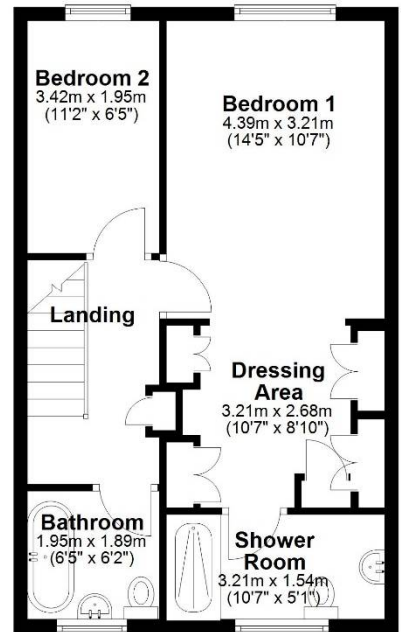
First Floor

Approx. 45.9 sq. metres (493.8 sq. feet)

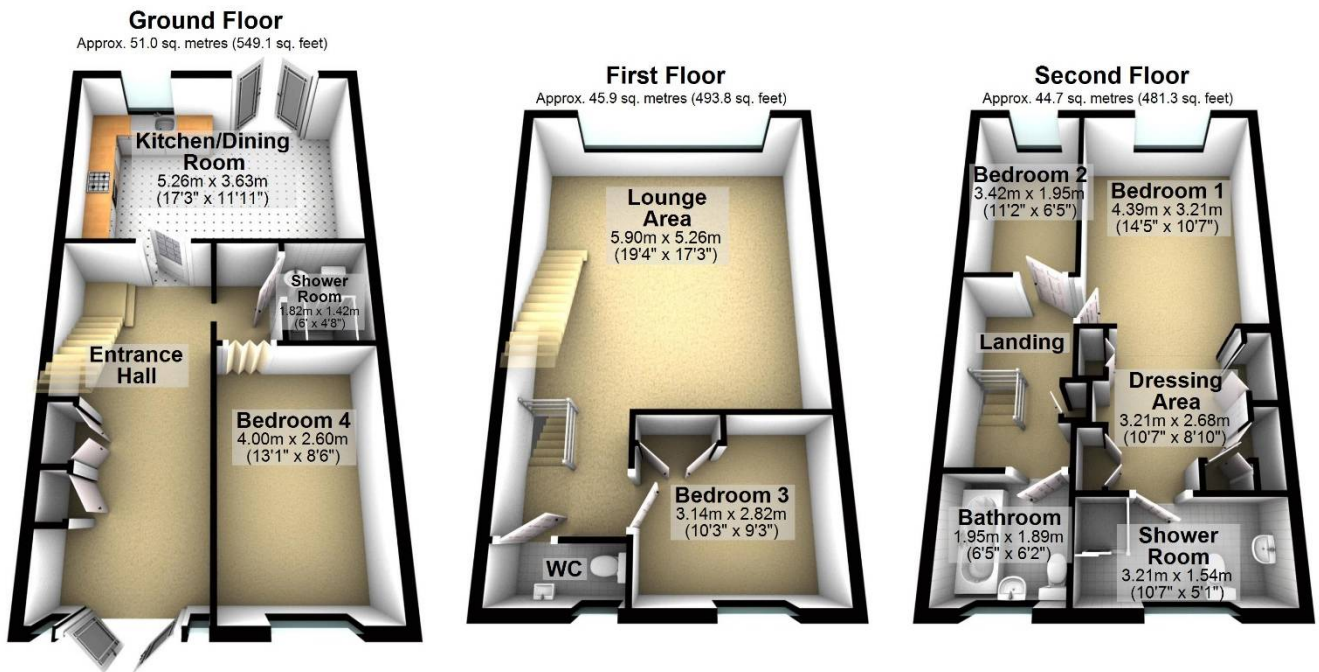


Second Floor

Approx. 44.7 sq. metres (481.3 sq. feet)



Total area: approx. 141.6 sq. metres (1524.2 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 26th September, 2024