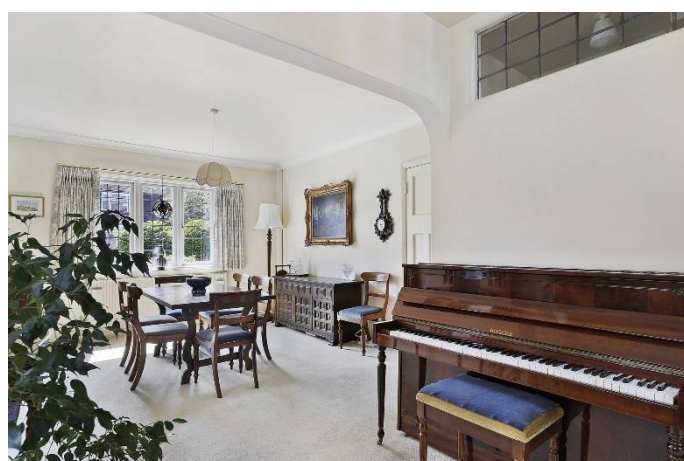


GUIDE PRICE LUCTONS AVENUE,  
BUCKHURST HILL,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Elegant 1930's detached property | Sought after location | Potential to extend & improve | Two generous reception rooms | Kitchen / breakfast room | Four well appointed bedrooms | Double length garage | Stunning rear garden | Excellent location for schools, Central Line & Queens Road | EPC rating *tbc* / Council Tax band G

**Guide Price**  
**£1,300,000**

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Situated in one of Buckhurst Hill's most prestigious turnings is this charming four bedroom detached property offering enormous potential to extend and improve (subject to planning permission). The house features two spacious reception rooms, a kitchen / breakfast room, utility / playroom, four well appointed bedrooms, a double garage and a stunning rear garden measuring approximately 80ft in length.

### Location

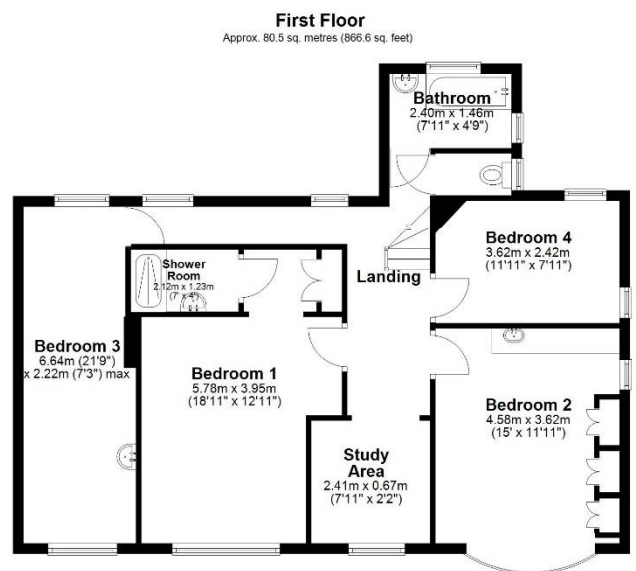
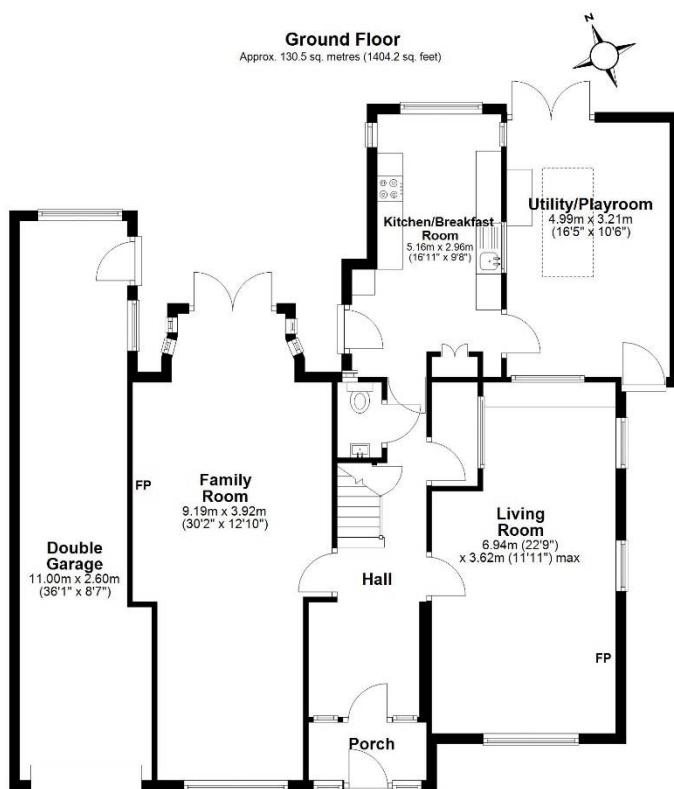
Luctons Avenue is one of Buckhurst Hill's most sought after turnings, both close to excellent schools and Epping Forest, but within walking distance of the Central Line Station and Queens Road with its mix of boutique shops, cafes, restaurants and Waitrose Supermarket. The Central Line offers direct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

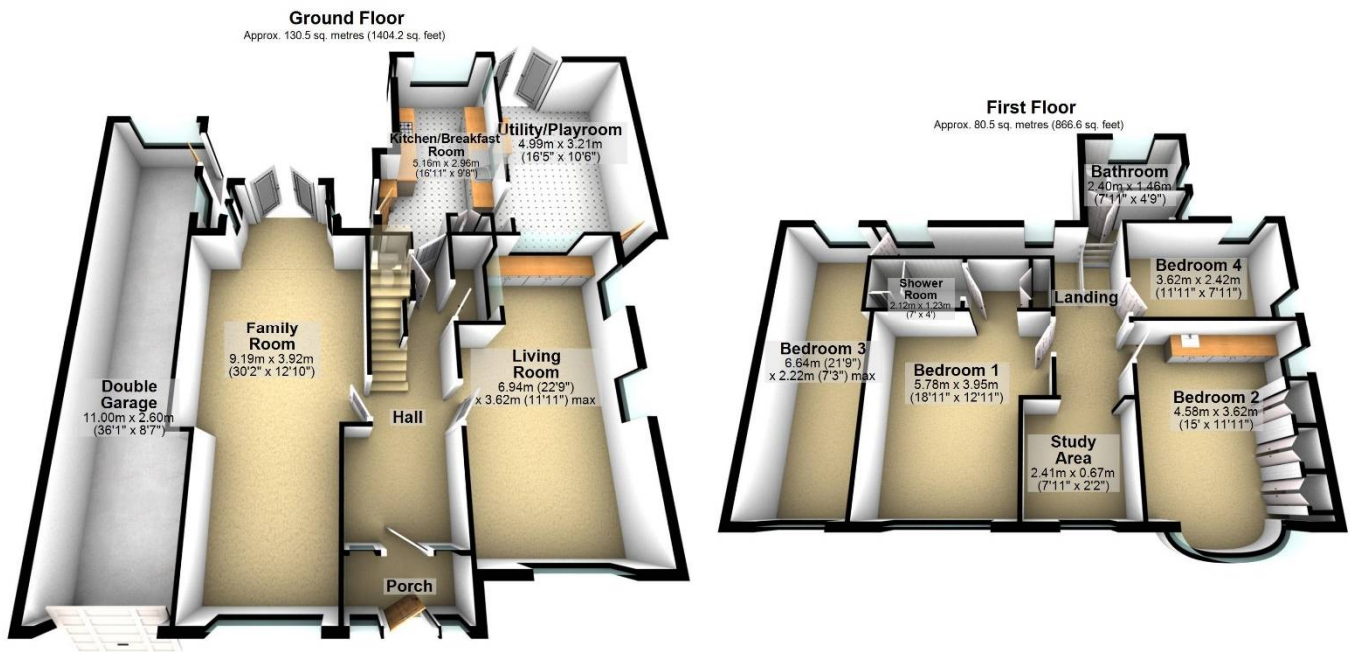
This superb detached property offers some 2,270 sq. ft. of accommodation, including the garage, commencing with a porch opening to a delightful entrance hall with original features. Either side of the hall are two generously proportioned reception rooms, each with fireplaces and the lounge having traditional French Doors looking onto the rear garden. The kitchen is fitted with an extensive range of base and wall mounted units with ample space for appliances and a breakfast table. Off the kitchen is a wonderfully bright and airy studio / utility room which would make an excellent playroom for a younger family or a great space to work from home, and there is also a guest cloakroom. Upstairs are four well appointed bedrooms and a family bathroom and the principal bedroom has its own en suite shower room.

### Exterior

The house sits on a great sized plot with a carriage driveway to the front offering plenty of parking alongside mature shrub and flower borders. The integral garage is double length, so space for a car plus a workshop/storage area. The rear garden is an absolute delight, commencing with a patio area for entertaining, an extensive lawn, mature mix borders and a rockery area to the rear along with a summer house and timber shed. The house has been added to and altered over the years, but would appear to offer the potential to substantially extend the house as many of the neighbours have done to create a substantial long-term family home. All subject to the usual planning consents of course.



Total area: approx. 211.0 sq. metres (2270.7 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 20th June, 2025