

FOREST SIDE,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Exceptional detached property | Large plot with plans passed to extend | Stunning open plan kitchen / living space | Separate sitting room | Utility room & guest cloakroom | Three bedrooms & family bathroom | Attached garage / office | Stunning garden measuring 110ft x 75ft | Quiet location close to St John's Primary School | EPC rating tbc / Council Tax band G

Guide Price
£1,325,000

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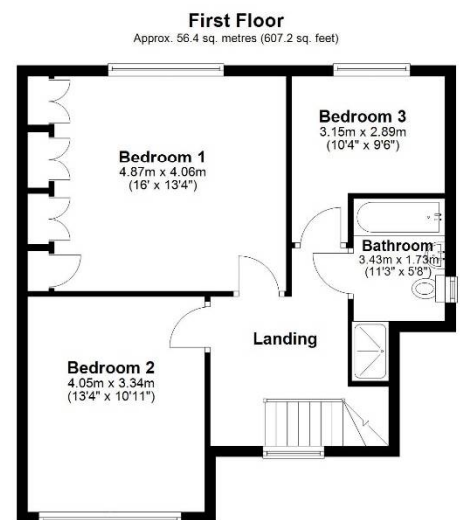
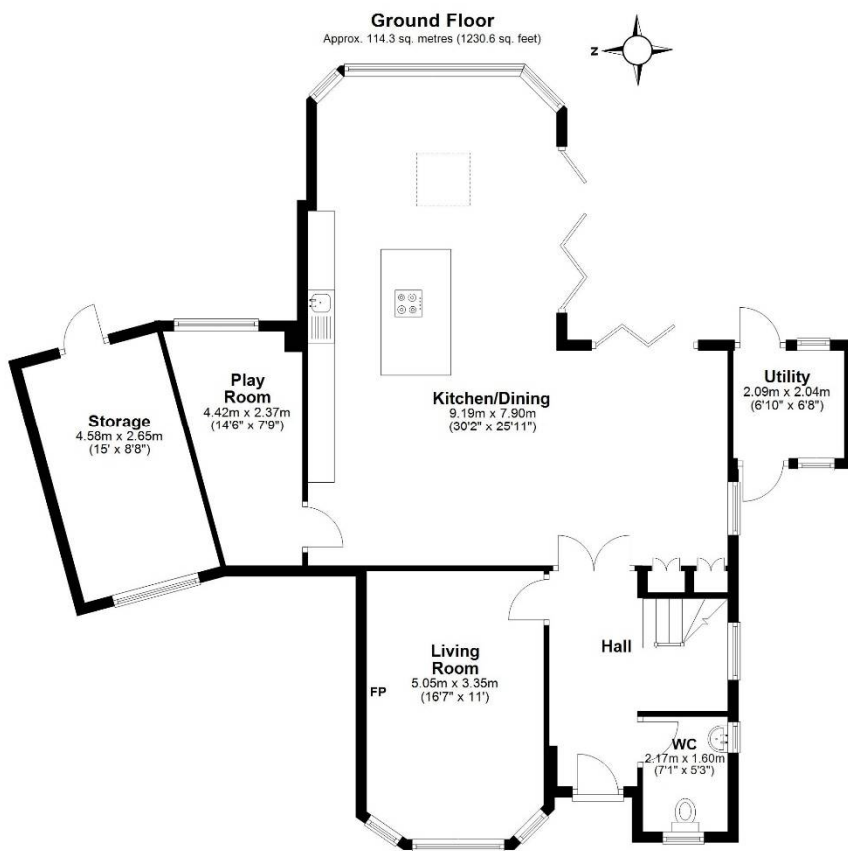


Farr O'Neil are delighted to offer this exceptional detached property which occupies a wonderful position on a generous plot with far reaching towards Chigwell. The accommodation features three well appointed bedrooms, a contemporary open plan living space, separate lounge, utility room and offers enormous potential to extend.

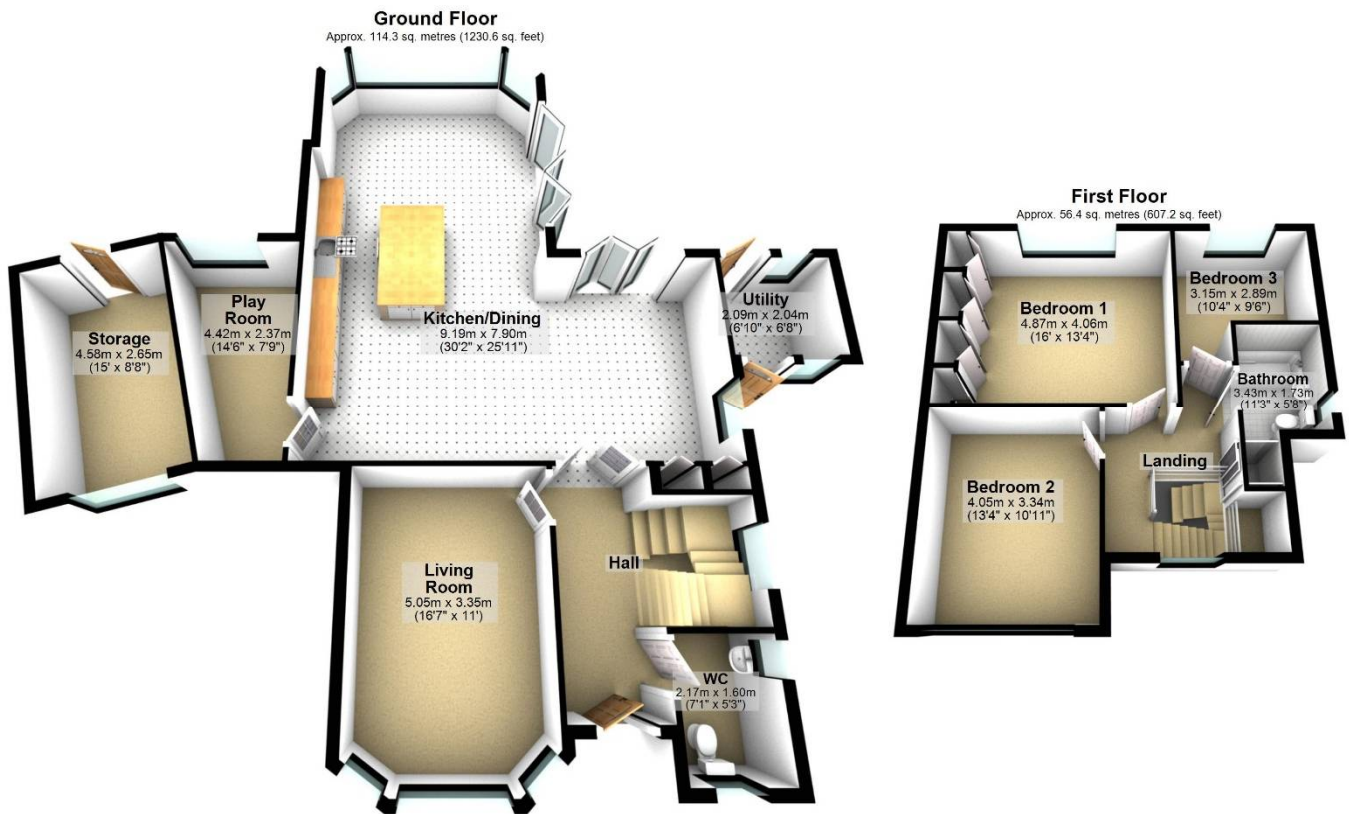
Location Forest Side is a wonderfully situated cul de sac, ideally located for both state and independent schools, with Queens Road's shops, cafes and restaurants a short walk away. The Central Line Station at Buckhurst Hill is a similar distance with its direct services to the City, Canary Wharf and the West End. With Buckhurst Hill being surrounded by Epping Forest you are never short of leisure pursuits, and there is an excellent choice of cricket, tennis and golf clubs with a David Lloyd Centre a short drive away.

Interior This attractive detached property presently offers some 1,840 sq. ft. of accommodation commencing with a light and airy entrance hall with a handy guest cloakroom. To the front aspect is a generous lounge with a traditional bay window, feature fireplace and wooden flooring. The rear of the house has been opened up to create a superb living, dining and kitchen space, perfect for any growing family. The kitchen area has contemporary white units with a large central island alongside integrated appliances and plenty of storage. The remainder of the room offers ample room for both dining and sitting areas, and being predominantly glazed, offers a wonderful outlook onto the garden. Off this room is a utility room and also a playroom/office. Upstairs are three well appointed bedrooms, the rear bedrooms with far reaching views, and served by a family bathroom with both a bath and separate shower cubicle. The present owners have plans approved for a loft conversion to add a master bedroom with an en suite shower room, which would increase the overall size of the house to 2,175 sq.ft. Also, with the house sitting on a great size plot there appears to be the potential to also increase the size of the ground floor space, subject to the usual planning consents.

Exterior The front garden offers parking for several cars alongside an attractive border of mature shrubs. The rear garden is an absolute treat, measuring approximately 110ft x 75ft with a raised patio area directly to the rear of the house, perfect for entertaining, with steps down to an extensive lawn, with mature shrub and tree screening. There is also access to the attached garage which has been converted into an office, and plans have been passed to join this into the main body of the house.



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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 15th July, 2025