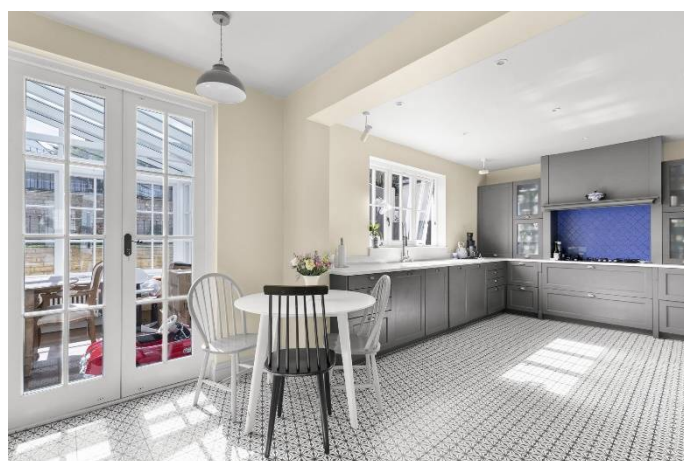


AMBERLEY ROAD,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Superbly presented family home | Four well appointed bedrooms | Principal bedroom with en suite & dressing area | Two generous reception rooms | Modern conservatory with air-conditioning | Contemporary fitted kitchen / breakfast room | Utility & ground floor shower room | South facing rear garden | Sought after location, ideal for schools, Queens Road and Tube | EPC rating tbc / Council Tax band F

Guide Price
£1,200,000

020 8504 9344



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Situated in one of Buckhurst Hill's most sought after turnings is this wonderfully presented family home. Features include two reception rooms, a spacious integrated kitchen / breakfast room, utility room, four bedrooms, principal bedroom with dressing area and en suite, along with a landscaped south facing rear garden. A perfect space for any growing family!

Location

Amberley Road is a particularly sought after location, ideally situated just a short walk from the Central Line Station and the boutique shops, cafes and Waitrose on Queens Road. There is an excellent choice of State and Independent schools close by, including the ever popular St Johns Primary School, making Buckhurst Hill a particularly popular spot for families, with its excellent transport links, and being surrounded by Epping Forest, there are always plenty of leisure pursuits on offer.

Interior

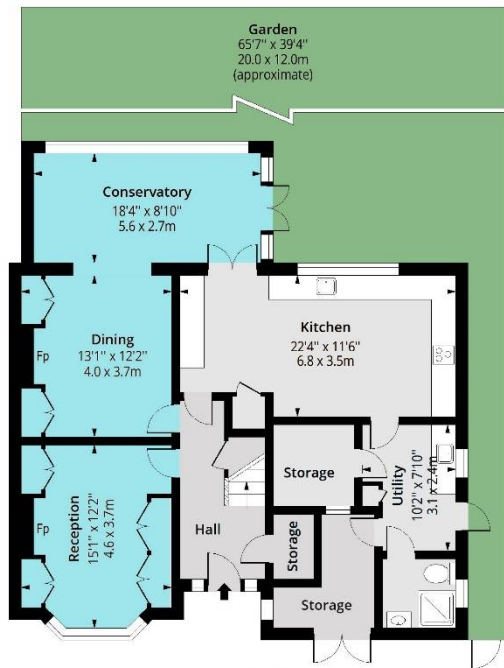
This delightful family home offers over 2,000 sq. ft. of accommodation and has been completely refurbished by the present owners. The ground floor commences with a welcoming entrance hall with period features and plenty of storage. There are two generous reception rooms, both beautifully presented with the rear lounge opening to a modern south facing conservatory with air-conditioning - making a great space for entertaining. The kitchen extends to some 22ft in length, with ample space for a breakfast table, and fitted with a contemporary range of fitted units with quartz worktops and high-end integrated appliances. Off the kitchen is a very handy utility room which leads to a stunningly stylish shower room with open shower and designer tiling. Upstairs are three beautifully appointed double bedrooms and a study/bedroom 4. The principal bedroom is an absolute treat with its own dressing area and luxury en suite bathroom with the remaining bedrooms served by the family bathroom.

Exterior

The front garden has been landscaped with a block paved driveway for 2/3 cars alongside mature shrub borders. The majority of the garage has been converted into living/storage space, although there is a section of the original garage which has been left accessible from the driveway. The rear garden has been transformed by the present owners, creating three distinct areas, starting with a patio area for entertaining, then a lawned area, perfect for children to play, and to the rear is a decked area with a sitting area, outside lighting and a timber shed.

Amberley Road, IG9

Approx. Gross Internal Area 2022 Sq Ft - 187.84 Sq M



Ground Floor

Floor Area 1141 Sq Ft - 106.00 Sq M



First Floor

Floor Area 881 Sq Ft - 81.84 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 9/9/2025

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 9th September, 2025

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