

STARLING CLOSE,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Attractive detached family home | Potential to extend and improve | Four bedrooms / two bathrooms | Lounge, dining room & conservatory | Generous fitted kitchen | Offered with no onward chain | Garage and off street parking | West facing rear garden | Quiet location with access to schools, Central Line & shops | EPC rating *tbc* / Council Tax band F

**Offers over
£900,000**

020 8504 9344



info@farroneil.co.uk



www.farroneil.co.uk



Offering enormous potential to extend and improve is this wonderfully located detached family home. Starling Close is a cul-de-sac of similar detached properties and this house backs directly onto a part of Epping Forest. Features include a spacious lounge, conservatory, separate dining room, fitted kitchen, four bedrooms, garage and a west facing rear garden.

Location

Starling Close is a residential cul de sac of similar detached family homes within easy reach of Queens Road with its boutique shops, cafes, restaurants, Waitrose Supermarket and Buckhurst Hill Central Line Station. The area is well served by transport links with the M11, M25 and routes into London close by, the Central Line giving direct access to the City, West End and Canary Wharf and Chingford Mainline Station taking you straight into Liverpool Street. For leisure pursuits there is an array of sports clubs including a David Lloyd Centre close by, and with Epping Forest on the doorstep, just perfect for a weekend stroll. Buckhurst Hill always proves a popular choice for growing families as there is an excellent range of both state & independent schools close by.

Interior

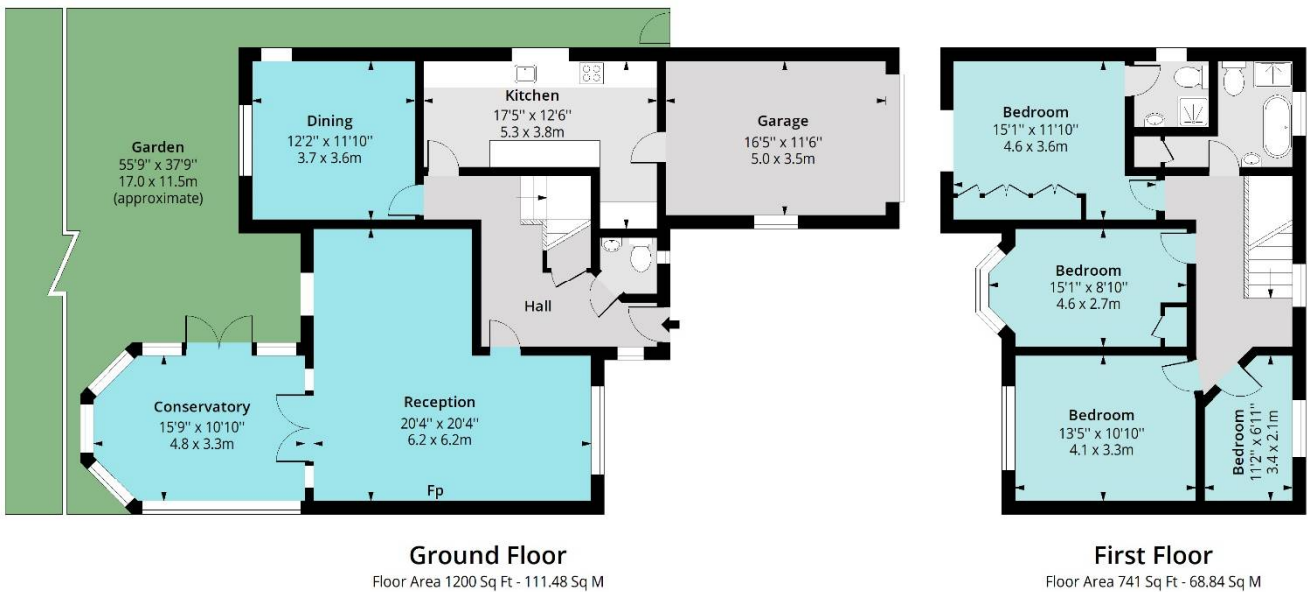
This detached 1930's property offers close to 1,950 sq. ft. of accommodation and subject to planning consent, the opportunity to extend the space further. Presently there is a generous entrance hall, a large I-shaped principal reception room which opens to a double glazed conservatory, a separate dining room, fitted kitchen and a guest cloakroom. The present owners added a garage to the front which could be converted into further living space. Upstairs are four well appointed bedrooms, three of which are double rooms, and the principal bedroom benefits from having an en suite shower room. The other bedrooms are served by a family bathroom with a bath and separate shower.

Exterior

The property has an attractive front garden with lawn, mature borders and parking for one car. There is access to both sides of the house leading to the rear garden. This is an absolute treat, measuring approximately 60ft in length with Epping Forest as a stunning back-drop. There is a large patio area to the rear of the house for entertaining with the remainder laid to lawn with mature shrub and tree borders. There is also a gate to the rear of the garden giving access to the forest which can be used by paying a nominal annual way-leave to The City of London.

Starling Close, IG9

Approx. Gross Internal Area 1941 Sq Ft - 180.32 Sq M (Including Garage)



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.

Date: 25/9/2025

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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 25th September, 2025

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