

FOREST EDGE,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Attractive detached 1930's property facing Epping Forest | Four bedrooms and two bathrooms | Two reception rooms | Fitted kitchen and utility room | Two bathrooms and guest cloakroom | Enormous potential to extend (stpp) | Integral garage and parking for 3 cars | Stunning 160ft rear garden | Excellent location facing Epping Forest | EPC rating D58 / Council Tax band F

**Guide Price**  
**£1,000,000**

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Occupying a wonderful position, opposite Lords Bushes, which is a part of the wider Epping Forest, is this attractive 1930's detached family home. This much loved property offers four bedrooms, two bathrooms, two reception rooms, fitted kitchen, utility room and garage along with a stunning 160ft garden, so offering enormous potential to extend further.

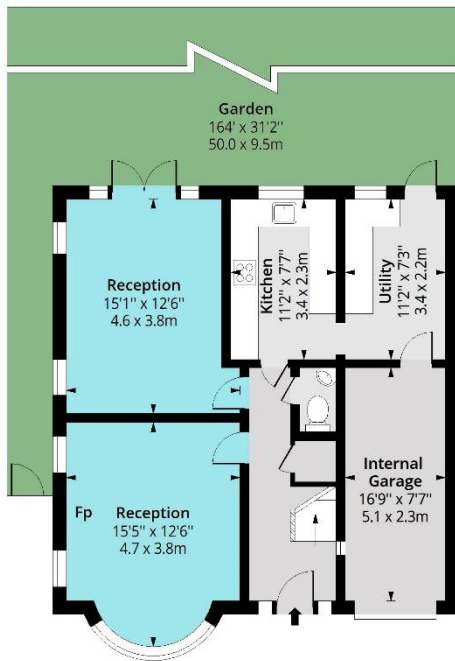
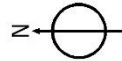
**Location** Forest Edge is a sought after turning, conveniently located for both Buckhurst Hill and Roding Valley Central Line stations close by. This particular locale proves popular for families as there are a number of prestigious state and independent schools within easy reach. For shopping there is Queens Road with its boutique shops, cafes and restaurants and Waitrose supermarket within walking distance, perfect for a quick bite or a coffee. Being surrounded by Epping Forest there are plenty of leisure pursuits on offer and there is an excellent choice of sports clubs with a David Lloyd Centre and Loughton Leisure Centre a short drive away.

**Interior** This impressive detached property offers over 1,600 sq. ft. of accommodation with the potential to extend further to both the rear and into the loft (subject to the usual planning consents). The ground floor consists of a welcoming entrance hall with a handy understairs w/c and some lovely original features including lead light windows, Delft rails and carved banisters. There are two reception rooms, the large front room presently used as a sitting room with a traditional bay window and original fireplace. The rear reception, which takes in the view of the impressive garden, works as a dining room with the focal point being the exposed brickwork and fireplace. The kitchen is fitted with an extensive range of fitted units with ample space for appliances. Off the kitchen is a large utility / store room which plenty of space for appliances. There are also doors giving access to the integral garage and out to the rear garden. Upstairs are four well appointed bedrooms, the principal bedrooms with fitted wardrobes, served by two fully equipped family bathrooms.

**Exterior** The front garden offers parking for three cars while the paved driveway gives access to the garage along with attractive shrub and flower borders. The rear garden is absolute treat, some 160ft in length with a large paved patio area for entertaining, a well established lawn, mature fruit trees, shrubs and flower beds. To the rear is a large log cabin and two gardener's sheds with electricity connected. A wonderful spot for all of the family to enjoy.

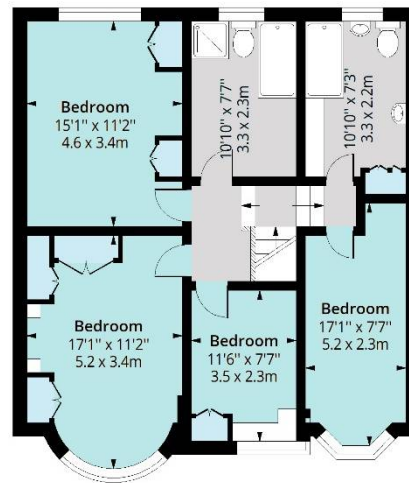
# Forest Edge IG9

Approx. Gross Internal Area 1628 Sq Ft - 151.24 Sq M (Including Garage)



## Ground Floor

Floor Area 790 Sq Ft - 73.39 Sq M



## First Floor

Floor Area 838 Sq Ft - 77.85 Sq M

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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: 30/3/2026

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 2nd April, 2026