

RODING LANE,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Wonderfully refurbished family home | Stunning open plan kitchen / living space | Separate sitting room | Four bedrooms with en suite to master | Utility room & guest w/c | Luxury family bathroom | Landscaped 100ft garden | Garden room / home office | Excellent location for Central Line, schools & green spaces | EPC rating C73 / Council Tax band E

Guide Price
£950,000

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A stunning semi-detached family home which has been completely transformed by the present owners. The house has been extended and now features four bedrooms with en suite to master, a stunning open plan kitchen / living space, separate lounge and a landscaped garden approximately 100ft in length with a brick-built garden room.

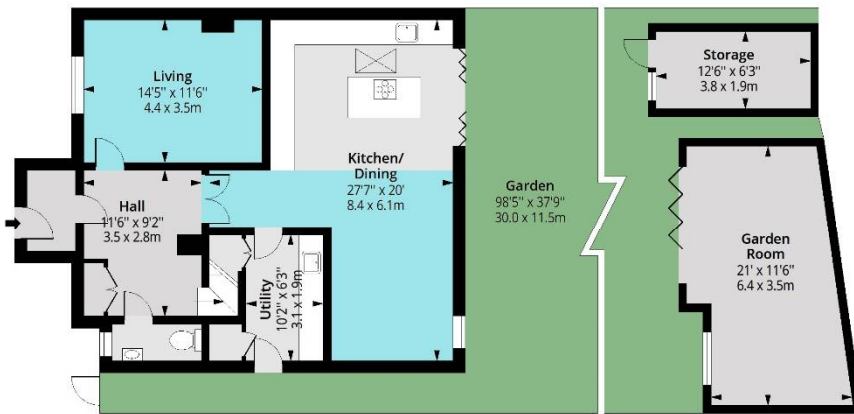
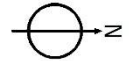
Location Roding Lane is a highly sought after spot, ideally positioned just a short walk from Buckhurst Hill Central Line Station. The boutique shops, salons, cafes and Waitrose of Queens Road, and local state and independent schools are also close by. Buckhurst Hill is a particularly popular area, being conveniently located for access to the City and West End, easy access to major road networks via the M11 and M25, whilst being a quieter location with Epping Forest surrounding the area and the Roding Valley Nature Reserve a stone's throw away. There is an excellent choice of tennis, cricket and golf clubs close by, along with a David Lloyd Leisure Club a walk away.

Interior This beautifully presented property had been remodelled by the present owners, and its clear that they have a wonderful eye for detail. There is over 1,600 sq. ft. of accommodation commencing with a porch which opens to a spacious entrance hall. There is a cosy lounge to the front aspect with wooden flooring and a neutral decor, making the perfect retreat away from the rest of the house. The rear of the property has been opened up to create a generously proportioned kitchen / living space, with bi-fold doors bringing the house and garden together. The kitchen is fitted with an extensive range of contemporary Shaker style units with quartz worktops, integrated appliances and a large breakfast island. There is ample space for both a dining table alongside a sitting area, so perfect for all the family. Completing the ground floor accommodation is a spacious utility room along with a guest cloakroom. Upstairs there are four well appointed bedrooms, the principal room with a stylish en suite shower room, and the remaining bedrooms served by a luxury family bathroom.

Exterior The front garden offers parking for two cars alongside mature borders with side access to the rear garden. The garden is an absolute treat, recently landscaped and approximately 100ft in length, with a large patio area for entertaining, an extensive lawn, barbeque area and to the rear is a brick built garden room, perfect for those who work from home, along with a further brick storage shed.

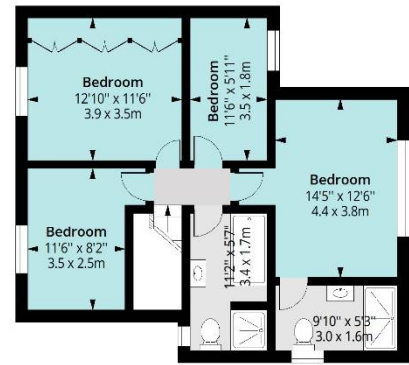
Roding Lane IG9

Approx. Gross Internal Area 1536 Sq Ft - 142.69 Sq M
 Approx. Gross Garden Room/ Storage Area 313 Sq Ft - 29.08 Sq M



Ground Floor

Floor Area 845 Sq Ft - 78.50 Sq M



First Floor

Floor Area 691 Sq Ft - 64.19 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: 9/4/2026

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 9th April, 2026