Roding Lane, Buckhurst Hill, IG9

BUTLER & STAG

Being sold with no onward chain, this three-bedroom detached property offers over 1,300 sq ft of living accommodation finished to a high standard throughout, all within walking distance to the central line station and Queens Road.

Freehold

- Sold With No Onward Chain
- Over 1,300 Square Feet of Living Accomodation
- Contemporary Kitchen/Diner With Bi-Folding Doors
- Off Street Parking For Two Cars
- Principle Bedroom With En-Suite
- Family Bathroom And Downstairs WC

Welcome to Roding Lane, an exceptional three-bedroom family home offering spacious, modern living across two beautifully designed floors. With a superb open-plan layout, elegant interiors, and an abundance of natural light, this home perfectly combines style and practicality, ideal for modern family life or entertaining in comfort.

The property opens into a welcoming entrance hall with a convenient guest cloakroom/WC, leading through to a spacious living room filled with natural light from its large bay-style window.

To the rear, the heart of the home is a stunning open-plan kitchen and breakfast room. This impressive space features a large central island, contemporary fittings, and ample room for dining and entertaining. Full-height doors open directly onto the garden, creating a seamless connection between indoor and outdoor living.

Upstairs, a bright landing leads to three generous double bedrooms, each designed with comfort and space in mind.

The principal bedroom benefits from its own en-suite bathroom, while the remaining bedrooms are served by a stylish family bathroom, complete with modern fixtures and finishes.

Whether used as bedrooms, guest accommodation, or a home office, each room offers excellent flexibility to suit a variety of lifestyles.

Living in Buckhurst Hill offers the perfect balance of peaceful suburban charm and convenient city access, making it an ideal choice for families. Nestled on the edge of

Roding Lane

Approx. Gross Internal Area 123 Sq M (1324.4 Sq Ft)

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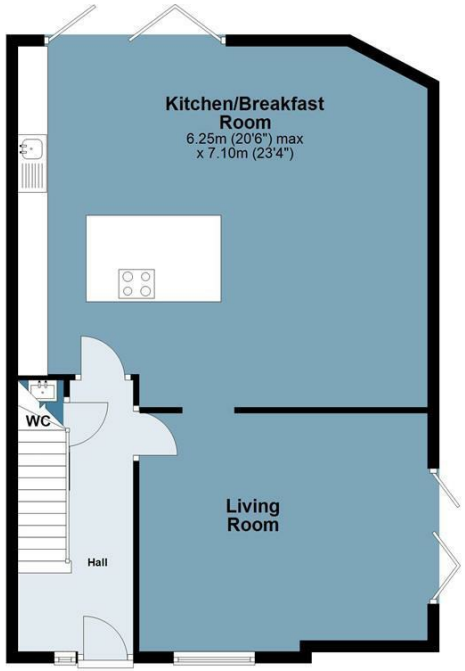
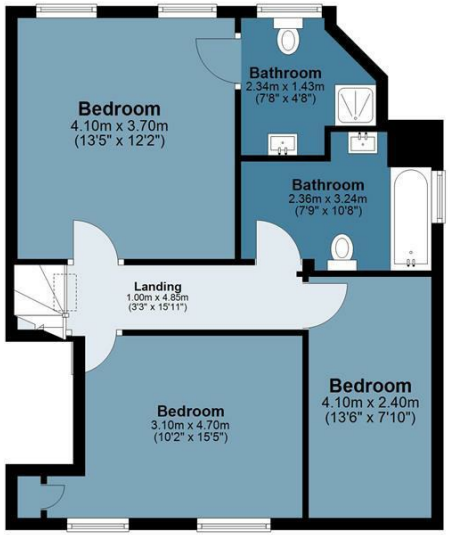
Ground Floor

Approx. 73.5 sq. metres (790.9 sq. feet)



First Floor

Approx. 49.6 sq. metres (533.5 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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