



Roding Lane, Buckhurst Hill, IG9

BUTLER & STAG



Guide Price £900,000-£925,000.
A spacious and well-proportioned semi-detached family home offering approximately 2,339 Sq. ft of versatile living accommodation, thoughtfully arranged over two floors and complemented by a generous private south facing garden.



Freehold

- Exceptional Semi-Detached Family Home
- Four Double Bedrooms/Three Bathrooms (Two En-Suites)
- Open Plan Kitchen/Lounge/Diner
- Spanning Close To 2400 Sq. ft Of Accommodation Space
- Huge Formal Reception Room
- Separate Study & Ground Floor W/C

The property opens into a vast welcoming entrance hall providing access to all principal rooms. A substantial living room offers an ideal space for relaxing and entertaining, while a separate lounge/dining room to the rear provides further flexible reception space, perfect for formal dining or family gatherings.

A bright kitchen/breakfast room overlooks and connects to the garden, creating a sociable hub of the home. A dedicated study offers the perfect work-from-home space or potential playroom. The ground floor is completed by a convenient guest WC and useful storage.

Upstairs, the property boasts four well-sized double bedrooms, including a generous principal bedroom with fitted storage and a modern en-suite bathroom. A second bedroom also benefits from its own en-suite, ideal for guests or older children, while the remaining bedrooms are served by a contemporary family bathroom. A central landing provides an excellent sense of space and flow.

Externally, the home enjoys a substantial south facing rear garden, ideal for outdoor entertaining, family use, or further landscaping potential. Off-street parking is available to the front of the property for up to four vehicles.

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 Epping Forest, the area boasts beautiful green spaces, tree-lined streets, and a welcoming community atmosphere. Families are drawn to its excellent local schools, vibrant high street with independent shops and cafés, and a range of family-friendly amenities including parks, sports clubs, and nearby leisure facilities. With the Central Line providing easy access to London in under 30 minutes, Buckhurst Hill combines the best of both worlds – a safe, leafy retreat with all the benefits of city living close at hand.

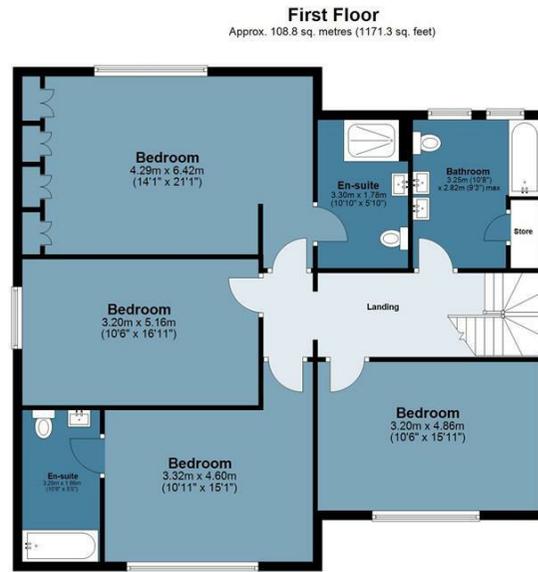
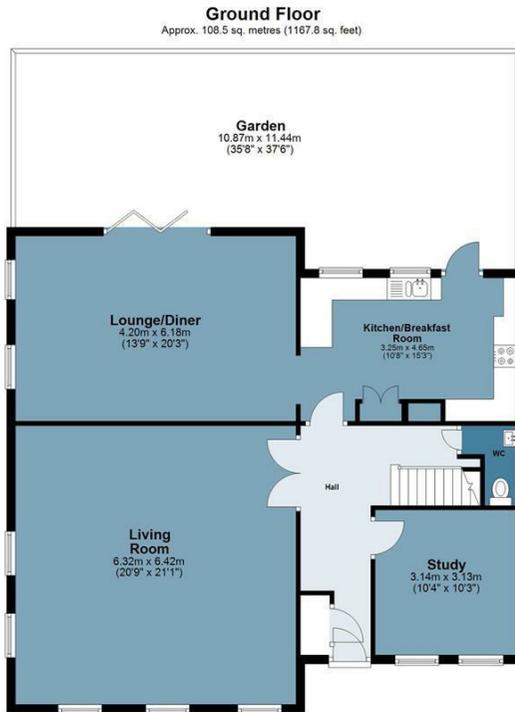




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Approx. Gross Internal Area 217.3 Sq M (2339 Sq Ft)

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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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