



Ardmore Lane, Buckhurst Hill, IG9

BUTLER  STAG



Nestled in the quiet cul-de-sac of Ardmore Lane, Buckhurst Hill, the property has recently undergone refurbishment, ensuring a fresh and inviting atmosphere throughout. Families will appreciate being within the catchment area for St Johns Primary. Additionally, the property is just a short walk from the vibrant Queens Road, where you can find a delightful selection of shops, cafes, and local amenities.



Freehold

- SOLD BY BUTLER AND STAG BUCKHURST HILL
- Beautifully Refurbished By Current Owners
- Spacious Front-To-Back Reception Room
- St Johns Primary Catchment Area
- Potential To Extend (STPP)
- Fully Integrated Shaker Style Kitchen Room

Welcome to Ardmore Lane, a charming and spacious family home offering a thoughtfully designed layout across two floors.

Upon entering, you are welcomed by a generous entrance hall, providing access to a convenient ground floor bathroom, moving through the hall, you enter a bright and expansive lounge/dining area that forms the heart of the home, ideal for both everyday living and entertaining guests. Accessed via the lounge/diner is the cosy sitting room which is perfect for relaxation or use as a study. Adjacent to the lounge, the well-proportioned Shaker kitchen offers ample storage and workspace, with easy access to the rear of the property. There is also a useful storage cupboard tucked away on the ground floor.

Upstairs, the first floor boasts four well-sized bedrooms, each offering comfort and flexibility for family needs or home office space. A modern family bathroom serves the first floor, alongside additional storage conveniently located on the landing.

Externally, the property benefits from a detached outbuilding housing a garage, providing additional storage or parking options.

Situated in a desirable location, this home is perfect for growing families or anyone seeking a well-laid-out property with versatile living space.

Buckhurst Hill offers an exceptional standard of living, combining the charm of a leafy, affluent suburb with outstanding amenities and excellent connectivity. Renowned for its prestigious reputation, the area is particularly sought-after by families, thanks to its outstanding selection of highly regarded state and independent schools, all within easy reach. Residents enjoy the serenity of Epping

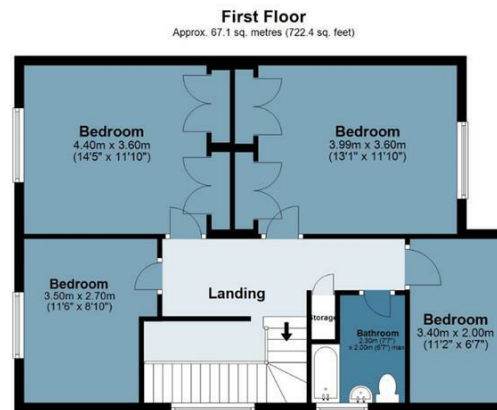




Ardmore Lane

Approx. Gross Internal Area 146.3 sq. metres (1574.6 sq. feet)

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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.