



Westbury Lane, Buckhurst Hill, IG9

BUTLER & STAG





**GUIDE PRICE £900,000 - £950,000. A beautifully presented family home in a prime Buckhurst Hill location on top of Queens Road in the St. Johns Catchment area.**



## Freehold

- St. Johns Catchment
- Prime Buckhurst Hill Location
- Walking Distance to Queens Road and Central Line Station
- Principal bedroom with En-Suite
- Off Street Parking
- Low Maintenance Garden
- On the Door Step of Epping Forest
- Being Sold with No Onward Chain

Welcome to this stunning detached four-bedroom family home, offering exceptional space, style, and comfort across three beautifully presented floors.

Step inside to discover modern interiors featuring elegant flooring and contemporary spotlights throughout. The property also benefits from convenient off-street parking.

The ground floor is perfect for both everyday living and entertaining, with a bright and sophisticated living room. This space seamlessly opens into a striking glass-enclosed conservatory, with French doors leading out to a private garden — ideal for gatherings with family and friends.

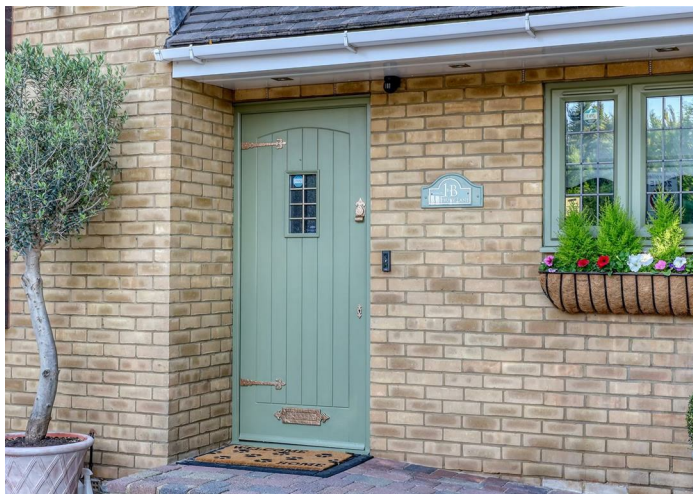
The stylish kitchen and breakfast room provides ample cabinetry and generous countertop space, making it a joy to cook and dine in. A handy ground floor WC completes this level.

Upstairs on the first floor, you'll find three well-proportioned bedrooms, currently used as children's rooms, along with a sleek and modern family bathroom featuring a luxurious walk-in shower.

The top floor is dedicated to the impressive primary suite, complete with fitted wardrobes, eaves storage, and a contemporary en suite bathroom boasting both a freestanding bath and walk-in shower — a true retreat at the end of the day.

Outside, the private garden and patio area offer a well-maintained space to relax and enjoy the outdoors.

Ideally located in desirable Buckhurst Hill, you'll be close to local shops, excellent schools, and a range of amenities. Enjoy the natural beauty of nearby Epping Forest, with outstanding transport links including the M11, A406, and Buckhurst Hill Central Line station, providing direct access to central London.



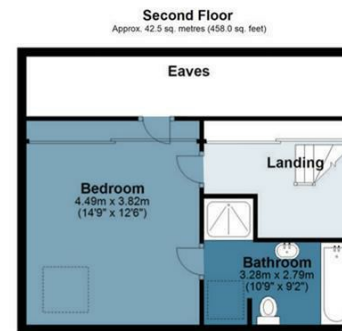
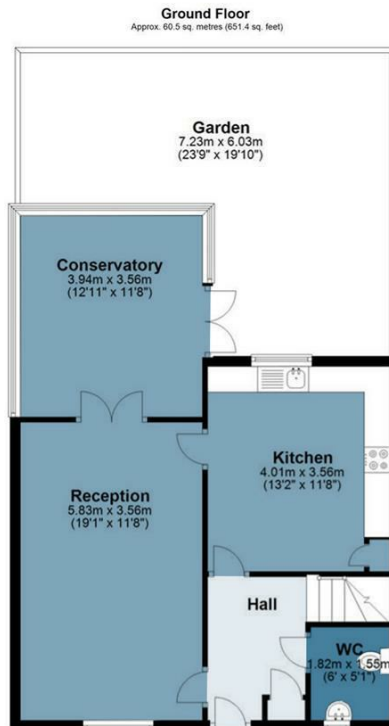




## Westbury Lane

Approx. Gross Internal 148.7 Area Sq M ( 1600.8 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.