



Westbury Lane, Buckhurst Hill, IG9

BUTLER  STAG



Elegant and beautifully proportioned, this impressive Edwardian family home offers generous living space arranged over three floors, thoughtfully designed for modern living and effortless entertaining.



Freehold £1,285,000

- Striking Edwardian Family Home
- Stunning Open Plan Kitchen/Diner With Vaulted Ceiling
- Utility Room & W/C
- Five Double Bedrooms/Two Bathrooms
- Separate Formal Reception Room
- Fully Landscaped Private South Facing Rear Garden

Upon entering, the ground floor welcomes you with a spacious formal reception room to the front, providing a warm and inviting setting for relaxation. Following on, to the rear, the property opens into a stunning extended vaulted kitchen/dining room, where striking exposed brickwork creates a characterful focal point within the space, blending contemporary style with timeless charm. Bathed in natural light and perfectly suited for both everyday living and social occasions, this impressive space enjoys direct access to the garden. The kitchen also enjoys underfloor heating as well as a second heating supply to this space via two cast iron radiators. A practical utility room and convenient ground floor WC complete the accommodation on this level.

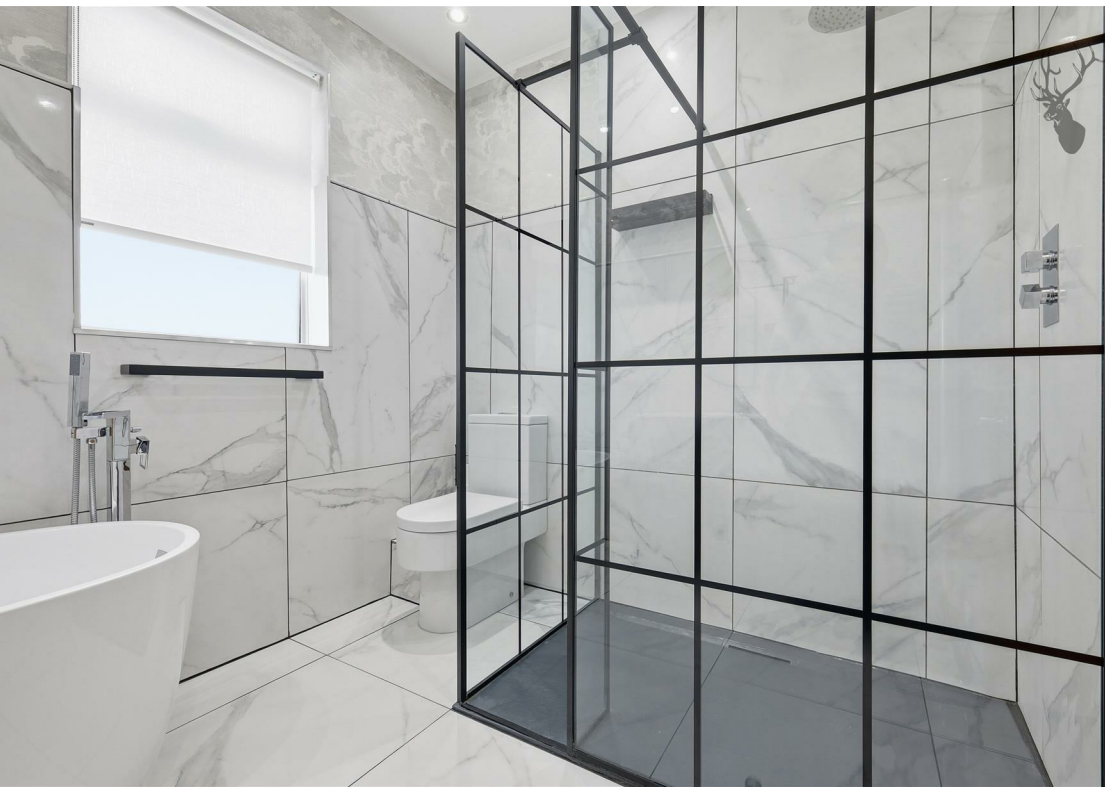
Upstairs, the first floor offers three well-proportioned double bedrooms served by a stylish family bathroom, providing flexible accommodation for family life, guests, or home working. The second floor continues to impress with two further double bedrooms, a shower room, and useful eaves storage, offering excellent versatility and additional space.

Externally, the property benefits from a fully landscaped South-facing rear garden extending close to 80 ft, thoughtfully designed to provide a private and tranquil outdoor retreat — ideal for entertaining, dining al fresco, or simply enjoying the sun throughout the day. A storage shed also resides to the rear of the garden. To the front, a smart block paved driveway holds off-street parking for up to four vehicles.

Westbury Lane is ideally positioned for the vibrant amenities of Queens Road, home to an array of independent boutiques, restaurants, bars, and supermarkets such as Waitrose and Costa. Excellent transport links include Buckhurst Hill Tube Station (0.3 miles away) providing swift access to central London, while the M11 and M25 are within a short drive. Nature lovers will appreciate the proximity to Epping Forest, perfect for scenic walks and outdoor activities. Additionally, David Lloyd and Loughton Leisure Centre are just two miles away, offering comprehensive fitness and recreational facilities. Families are particularly drawn to the well known schools locally within the area which include St John's Church of England Primary School, a highly regarded local school known for its nurturing environment, strong academic standards, and active parent community alongside Loyola Preparatory school.

Combining generous proportions, character features, and beautifully presented interiors, this exceptional home offers refined living in a highly desirable setting.





Westbury Lane

Approx. Gross Internal Area 179.6 sq. metres (1932.8 sq. feet)

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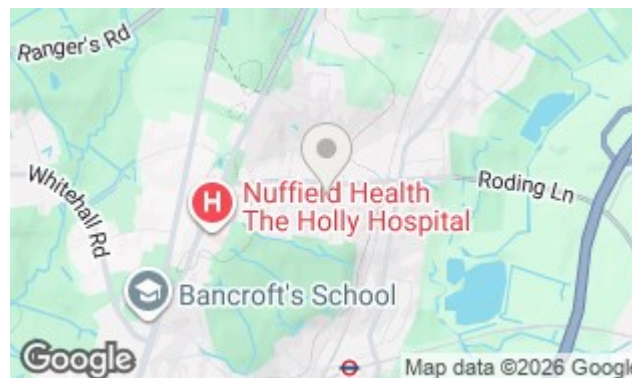


Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



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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.