

2 Luctons Avenue
Buckhurst Hill, IG9 5SG

Guide Price: £1,500,000 - £1,550,000.

An exceptional detached family home offering four generously sized double bedrooms, situated on one of Buckhurst Hill's most prestigious and sought-after roads. Perfectly positioned just a short walk from the Central Line station, this impressive property also provides convenient access to Queens Road's vibrant selection of boutique shops, cafes, and restaurants, along with the beautiful open spaces of Epping Forest. Outstanding private and public schools are also within easy reach, making this an ideal choice for families.

Having been thoughtfully renovated throughout by the current owners, the home offers spacious and versatile living accommodation arranged over two floors. A grand entrance hall, bathed in natural light and complete with bespoke storage, leads into a well-appointed study, a playroom/snug, and a stunning open-plan living room with patio doors opening onto the rear garden and a dining room. The modern kitchen is fitted with quality integrated appliances and also provides direct access to the garden, while a separate utility room and ground floor cloakroom add practicality and convenience.

Upstairs, a wide and airy landing leads to a generous principal bedroom with a stylish en-suite bathroom, three further double bedrooms, and a contemporary family bathroom. Additional features include a fully boarded loft with excellent head height, offering potential for further development and a new boiler installed just 12 months ago.

The south-facing rear garden has been beautifully landscaped and levelled, featuring mature planted borders, a large patio ideal for outdoor entertaining, and a shed with electric power.

There is potential to extend the property further with a loft conversion or kitchen extension, subject to the usual planning permissions.

Tenure Freehold
Council Epping Forest

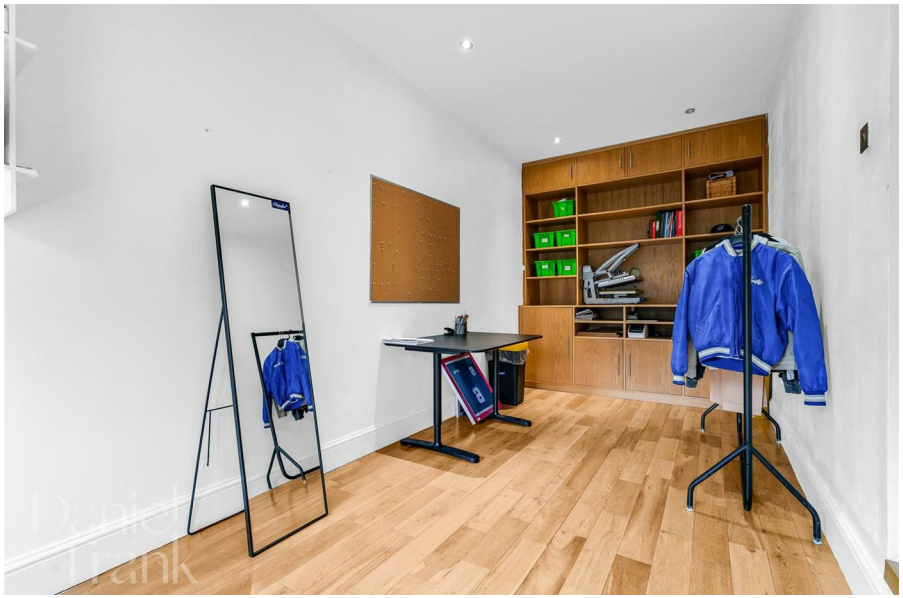




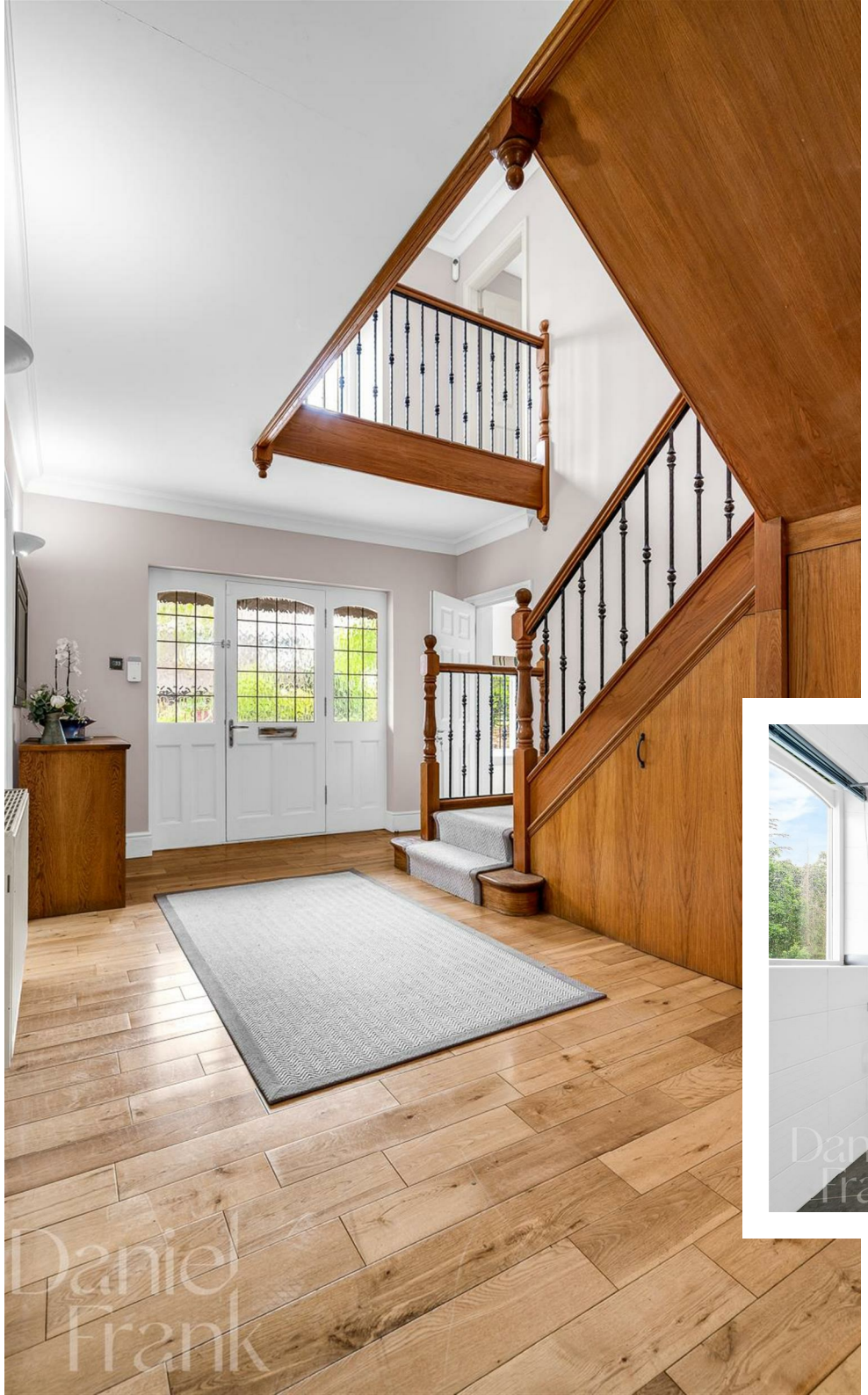








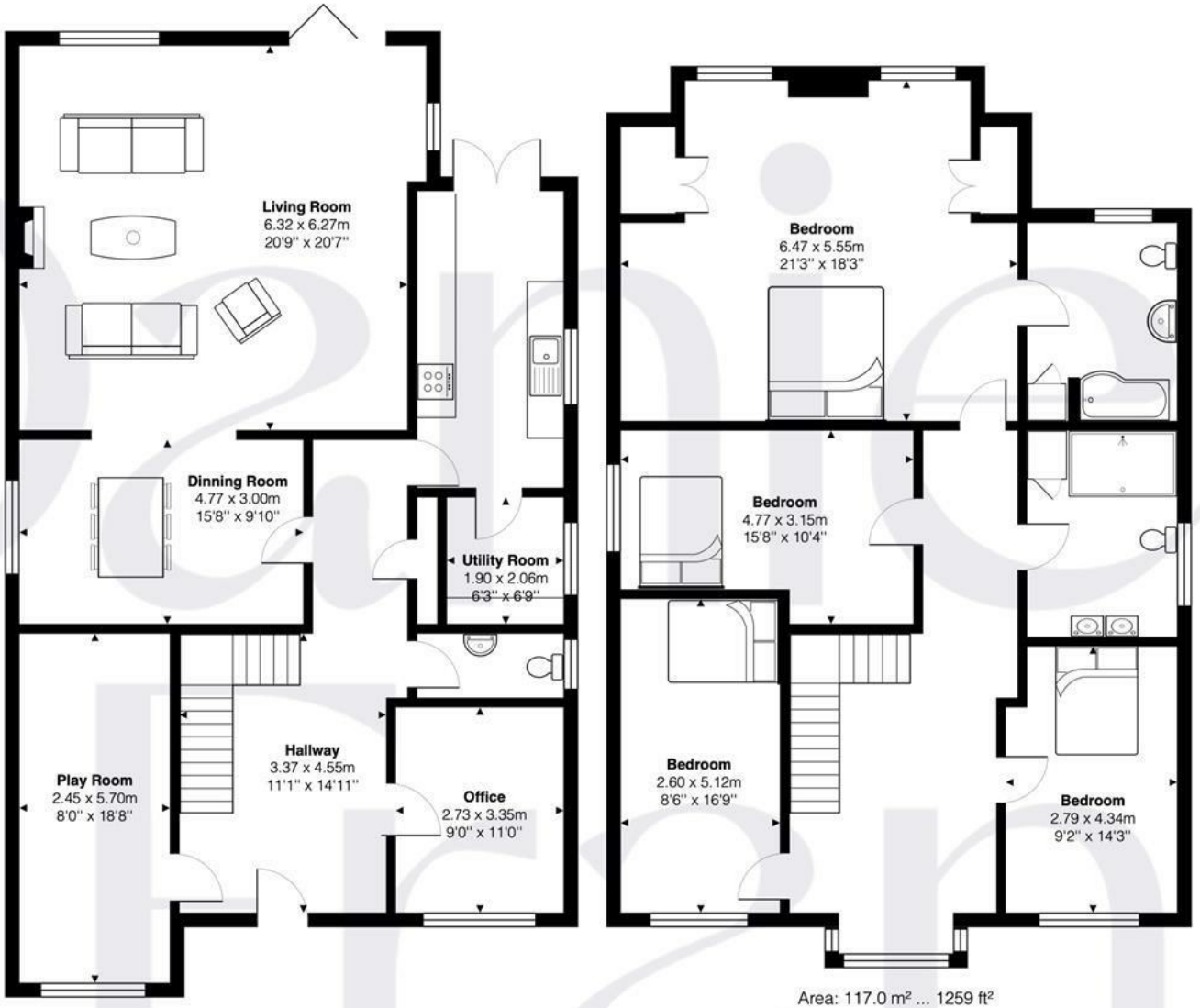
Your Next Chapter







Your Next Chapter



Area: 123.0 m² ... 1324 ft²

Area: 117.0 m² ... 1259 ft²

Total Area: 240.0 m² ... 2583 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

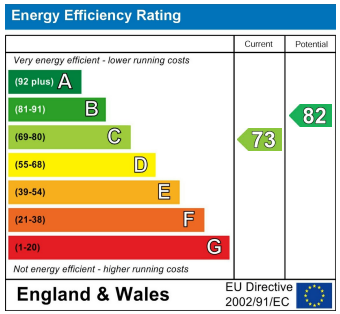
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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WHY BUCKHURST HILL?

Buckhurst Hill as an area offers everything you need. Queens Road is located in the centre of Buckhurst Hill and covers all essential needs with Waitrose being the main supermarket as well as popular cafes, coffee shops and restaurants. Having Knighton Woods and Roding Valley Nature Reserve on your doorstep is yet another perk of living here. Buckhurst Hill Football Club & Buckhurst Hill Cricket Club are both easily accessible and provide sporting opportunities for the local community. In terms of schools there are a choice of both private and highly regarded state schools in the area.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.







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