

ORMONDE RISE,  
BUCKHURST HILL,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



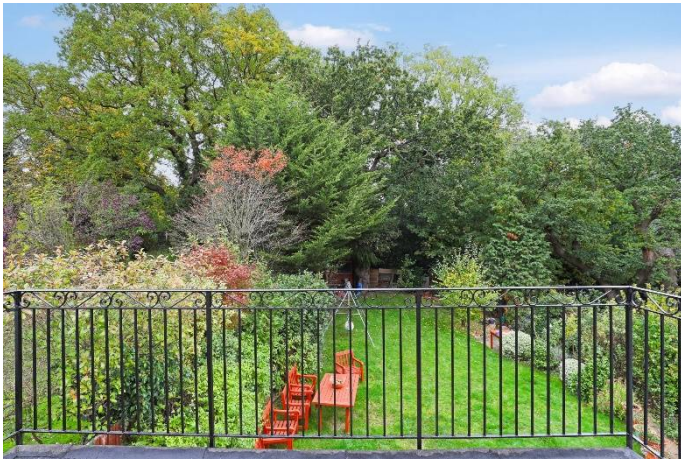
Spacious detached family home | Four double bedrooms with en suite to master | Offers over 1,850 sq. ft. of living space | Three generous reception rooms | Kitchen / breakfast room and utility area | Potential to extend (stpp) | Attached garage | Mature 85ft rear garden | Sought after location for schools & Central Line | EPC rating D60 / Council Tax band G

**Guide Price**  
**£1,200,000**

020 8504 9344

| [info@farroneil.co.uk](mailto:info@farroneil.co.uk)

| [www.farroneil.co.uk](http://www.farroneil.co.uk)



Situated on one of Buckhurst Hill's premier turnings is this much loved four double bedroom detached family home. The house offers a spacious reception hall opening to three generous reception rooms, each having high ceilings and period features, a fitted kitchen/breakfast room and utility area, conservatory, an attached garage and a mature 85ft rear garden. A superb property for any growing family.

### **Location**

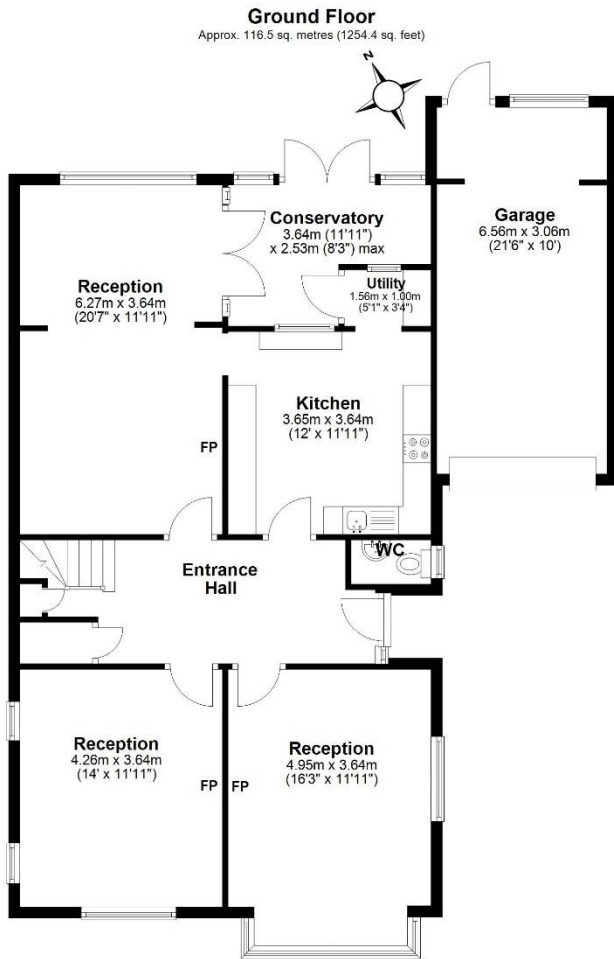
Ormonde Rise is a particularly sought after location, ideally situated just a short walk from the Central Line Station and the boutique shops, cafes and Waitrose on Queens Road. There is an excellent choice of highly regarded State and Independent schools close by, including the ever popular St. John's Primary School, making Buckhurst Hill a particularly popular spot for families. There are excellent transport links with the M11, M25 and routes into London close by, and being surrounded by Epping Forest, there are plenty of leisure pursuits on offer.

### **Interior**

The ground floor accommodation commences with a delightfully spacious entrance hall with original herringbone floor, picture and dado rails giving access to guest cloakroom which is fitted with a white suite. To the front aspect are two generous reception rooms, each with windows to two aspects, so naturally bright and airy rooms, with fireplaces, picture rails, and a neutral decor. The third reception is an extended lounge / dining room which naturally opens to the kitchen to create an excellent sociable space for family living. The kitchen is fitted with an extensive range of units with contrasting worksurfaces, including a breakfast bar, and plenty of space for appliances and storage. Off the kitchen is a very useful utility area which opens onto the conservatory. Upstairs are four well appointed double bedrooms off a generously proportioned landing. The principal bedroom has an en suite shower room with the remaining bedrooms being served by the family bathroom which has a white suite with complementary tiling. Another feature is that off one of the rear bedrooms is a large roof terrace overlooking the rear garden - a perfect spot for a relaxing evening!

### **Exterior**

The property sits on a good size plot with driveway parking to the front for 3/4 cars and access to the attached garage which offers excellent storage space. The rear garden measures approximately 85ft in length commencing with a patio area leading to an extensive lawn with mature shrub, tree and flower borders and sizable trees to the rear to create a good level of privacy. The house has, over the years, only had a small extension to the rear reception room, so would appear to offer the potential to further extend the living space both to the ground floor and into the loft (subject to usual planning permissions).



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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.  
Details Prepared on 22nd October, 2024