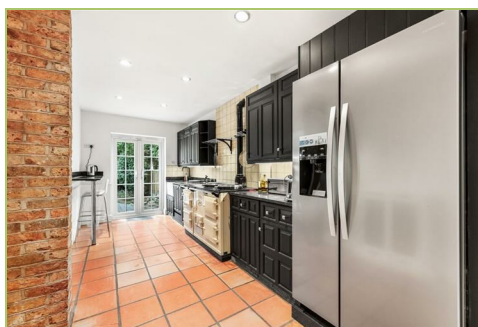




## 166 Forest Edge, Buckhurst Hill, Essex, IG9 5AE

**Asking price £975,000**

Edward Taub are delighted to be able to offer this magnificent detached family home, situated on one of the premier roads within Buckhurst Hill. The property sits within walking distance to either one of Buckhurst Hill or Roding Valley Central Line stations, offering commuters a journey time of approximately 30 minutes into Stratford, Docklands or the City.

Within the property there is a large, welcoming living & dining room with doors which allow access out to the splendid South Easterly facing rear garden. Another generously sized reception with a feature fire place can be found to the front as well as a very handy downstairs cloakroom.

The kitchen affords plenty of workspace where the focal point is a magnificent Aga cooker which rests on specialist Fired Earth floor tiles. From the kitchen you can either go directly to the living room or take dinner out onto the patio whilst enjoying well earned drink.

Upstairs offers 2 generous double bedrooms where the master has a contemporary en suite shower room with under floor heating as well as direct access onto its own private roof terrace which sits amongst the trees-A really exceptional feature. A third guest room also overlooks the garden. The family bathroom is a good size and comprises of a bath / shower combi, sink, WC and separate shower.

This terrific home on Forest Edge has off street parking for two cars, there is also an attached garage for additional space and storage if required.

**Buckhurst Hill Office**  
62-64 Queens Road  
Buckhurst Hill  
IG9 5BY

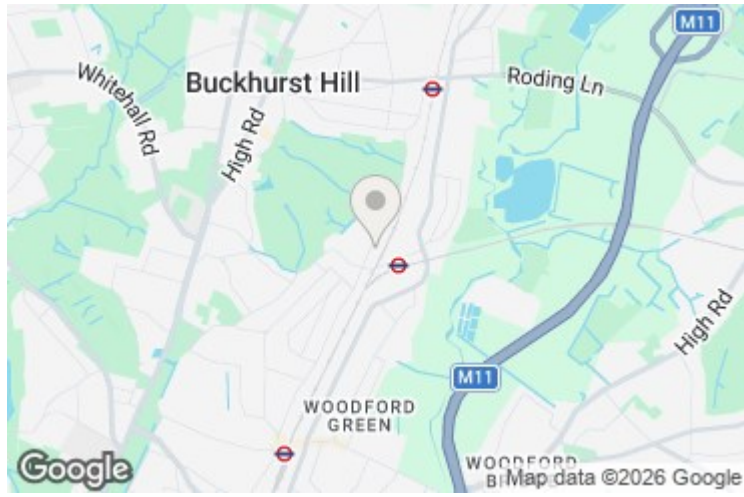
**London Office**  
33 Cavendish Square  
London  
W1G 0PW

**Head Office**  
119 High Road  
Loughton  
IG10 4LT

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OFFICE 020 8559 7474  
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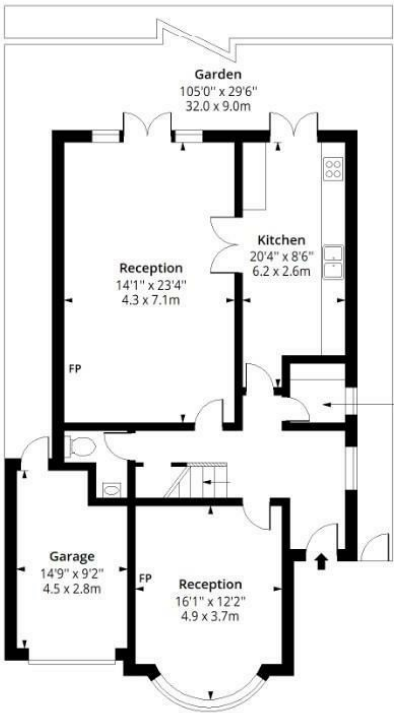
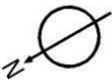


**166 Forest Edge, Buckhurst Hill, Essex IG9 5AE**

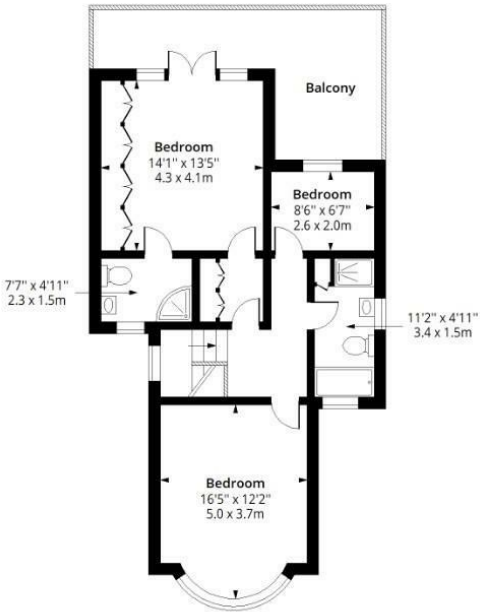


# Forest Edge IG9

Approx. Gross Internal Area 1569 Sq Ft - 145.76 Sq M  
Approx. Gross Garage/Balcony Area 311 Sq Ft - 28.89 Sq M



**Ground Floor**  
Floor Area 889 Sq Ft - 82.59 Sq M

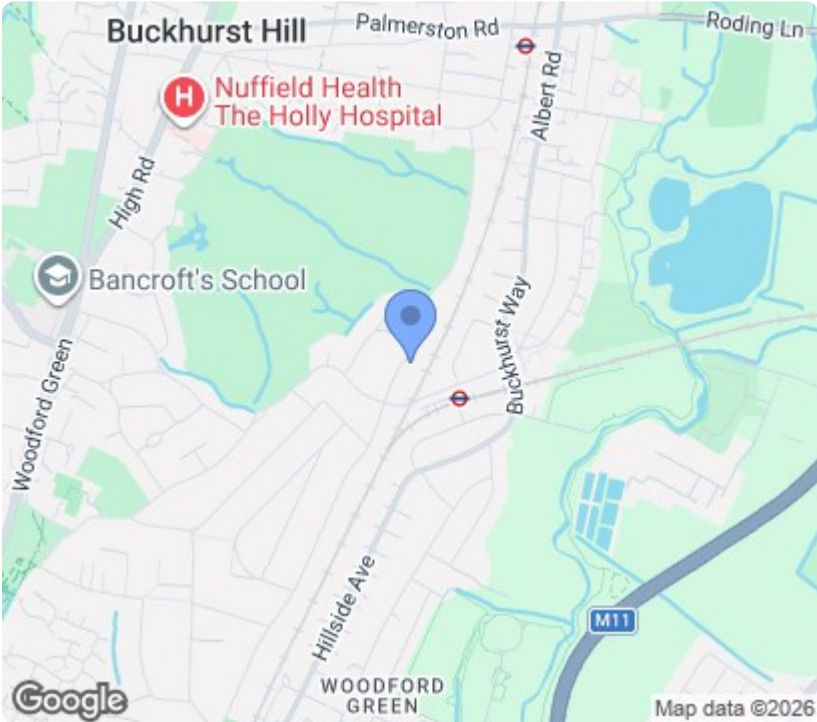


**First Floor**  
Floor Area 680 Sq Ft - 63.17 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 9/17/2026



| 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 <sub>2</sub> ) Rating                  |                         |
|-----------------------------------------------------------------|-------------------------|
| Current                                                         | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |
| England & Wales                                                 | EU Directive 2002/91/EC |

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