

PRINCES ROAD,
BUCKHURST HILL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Stunning Victorian family home | Backing directly onto Epping Forest | Three double bedrooms | Open plan kitchen/living space | Separate sitting room with period features | Ground floor cloakroom/shower room | Offered with no onward chain | South facing 90ft rear garden with outbuilding | Great location in the heart of Buckhurst Hill | EPC rating D68 / Council Tax band E

Guide Price
£1,025,000



A stunning semi-detached Victorian property which has been transformed by the present owners to create a delightful family home with an excellent mix of modern and period features. The house has been stylishly extended to the ground floor, offers 3/4 bedrooms and has a mature south-facing garden backing onto Epping Forest.

Location

Princes Road is the perfect location for Queens Road, with its boutique shops, cafes, restaurants and Waitrose Supermarket. The Central Line Station is just a short walk away, with its direct links to the City, West End and Canary Wharf, and for road users the M11, M25 and routes into London are all easily accessible. The area is a popular choice for families, being so well served by highly regarded state and independent schools, and with Epping Forest and an excellent choice of sports clubs close by, including a David Lloyd, there are plenty of leisure opportunities to hand.

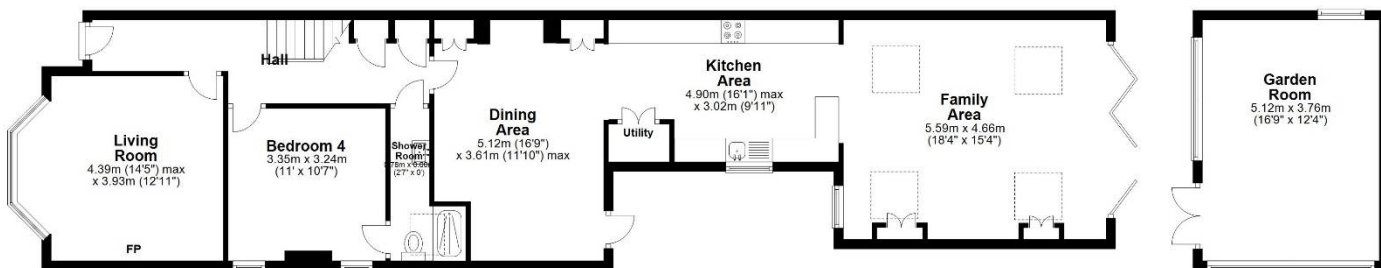
Interior

This late Victorian property offers a wonderful mix of period features alongside a modern layout with contemporary fittings to create a superb family home. The ground floor accommodation commences with a welcoming entrance hall with exposed floorboards, and to the front aspect is a charming sitting room with a cast iron fireplace and sash windows. There is a 2nd reception room, which is presently being used as a fourth bedroom, with access to a Jack & Jill guest cloakroom/shower room. The rear of the ground floor was extended more recently, commencing with a dining area for entertaining, opening to a marvellously bright and spacious kitchen/living space with a Shaker style kitchen with granite worktops and ample space for appliances. There is also a very useful utility cupboard which houses the washing machine and dryer. The remainder of the space is ideal for relaxing and looking onto the garden from the bi-fold doors, and being south-facing, a great way to bring the house and garden together. The first floor offers a good size landing, which unusually for a Victorian house is all on one level, with three well appointed double bedrooms and a modern family bathroom with a white Duravit suite including a bath and separate shower.

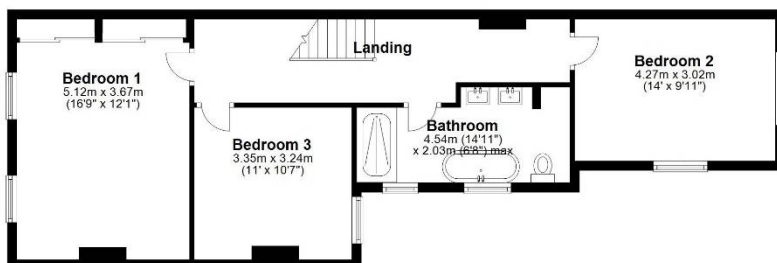
Exterior

The front of the house has a resin driveway with parking for one car, and there is a sideways giving access to the rear garden. Further parking is available with a resident's permit for a nominal fee payable. The rear garden is an absolute treat, south facing, approaching 90ft in length and with Epping Forest directly to the rear which gives a perfect backdrop. The garden commences with a stylish patio, directly to the rear of the house, so perfect for a summer barbeque, with the remainder laid to lawn with mature mixed borders. There is also a path leading to an outbuilding which is presently used as a gym with a further garden storage area, and beyond this is a gate leading straight into the Lords Bushes, so ideal for dog-walkers.

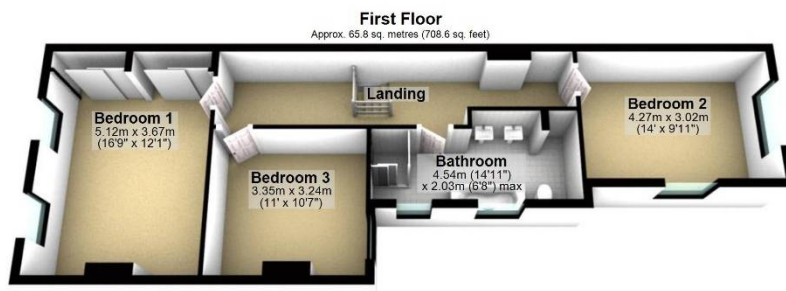
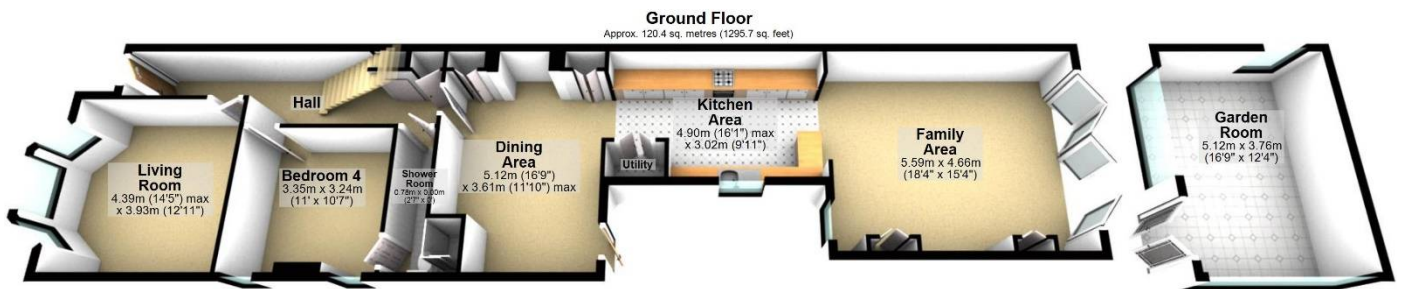
Ground Floor
Approx. 120.4 sq. metres (1295.7 sq. feet)



First Floor
Approx. 65.8 sq. metres (708.6 sq. feet)



Total area: approx. 186.2 sq. metres (2004.3 sq. feet)



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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 4th June, 2024