

QUEENS ROAD,  
BUCKHURST HILL,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Four bedroom Victorian family home | Situated in the heart of Buckhurst Hill | Spacious through lounge with period features | Integrated kitchen with granite worksurfaces | Principal bedroom with en suite | Potential to extend (stpp) | Large summerhouse / home office | South facing 90ft garden | Excellent spot for schools, shops & tube | EPC rating D62 / Council Tax band E

**Guide Price**  
**£950,000**

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Queens Road is the heart of Buckhurst Hill, and for those wanting to be in the middle of what goes on, this four bedroom Victorian semi detached house could be the answer. The present owners have improved and extended the property over the years to create a stylish yet practical family home with a delightful south facing 90ft rear garden.

### **Location**

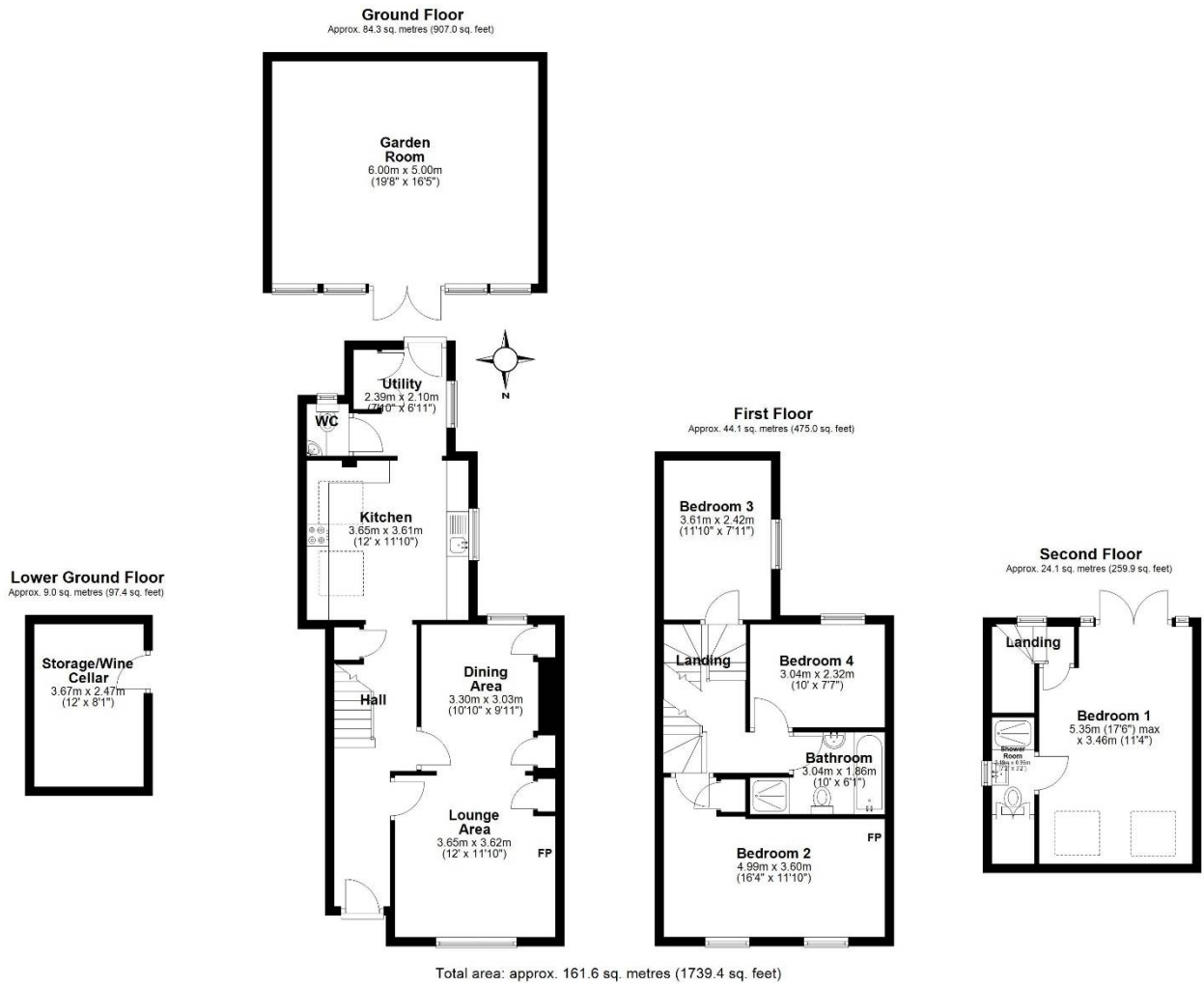
Queens Road offers a delightful range of period properties, boutique shops, cafes, restaurants, along with a Waitrose supermarket. The Central Line station, with its direct links to the City, West End and Canary Wharf, is a short walk away, and the area is well served by both state and independent schools. Being surrounded by Epping Forest there are plenty of leisure pursuits to hand along with tennis, cricket and golf clubs with a David Lloyd Centre close by.

### **Interior**

The accommodation is arranged over three floors, commencing on the ground floor with a welcoming entrance hall with wooden flooring and stairs with carved banisters leading to the upper floors. The principal living space would have been two rooms which have been opened up to create a spacious living room with a sitting area to the front aspect and dining area to the rear. Features include double glazed sash windows, cast iron feature fireplace and wooden flooring and bespoke cupboards and shelving to the alcoves. The integrated kitchen is fully fitted with an extensive range of Shaker style units with contrasting granite worksurfaces and Amtico flooring, and to the rear is a guest cloakroom and utility area and a door opening to the rear garden. On the first floor are three well appointed bedrooms and a family bathroom, and then on the top floor the owners have created a principal bedroom with en suite shower room and a Juliette balcony with stunning views towards Knighton Woods.

### **Exterior**

The front garden is block paved with space for two cars and there is a side gate giving access to the rear garden. This is a real treat, approximately 90ft in length and south facing, with a large decked area for entertaining, extensive lawn with mature borders, and to the rear is a large summer house/home office/gym with wood burner and power connected. There is also a small basement area which is accessed from the rear of the house which makes a handy bit of additional storage.





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 19th June, 2024