

PRINCES ROAD,  
BUCKHURST HILL,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Spacious four bedroom townhouse | Located in the heart of Buckhurst Hill | Spacious kitchen / living space | First floor sitting room | Principal bedroom with luxury en suite bathroom | Integral garage / laundry room | South Westerly facing rear garden | Well respected schools close by | Excellent location for Queen Road and Central Line | EPC rating C80 / Council Tax band E

**Guide Price**  
**£720,000**



Offering wonderfully spacious accommodation, right in the heart of Buckhurst Hill, is this four bedroom, two bathroom townhouse which has a superb mature rear garden measuring approximately 85ft in length. Being just a short walk from Queens Road, state & independent schools and the Central Line, this house is perfect for any growing family.

### **Location**

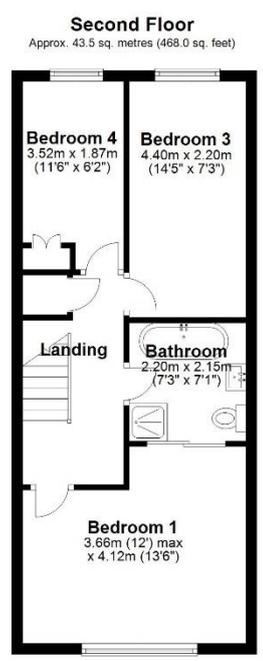
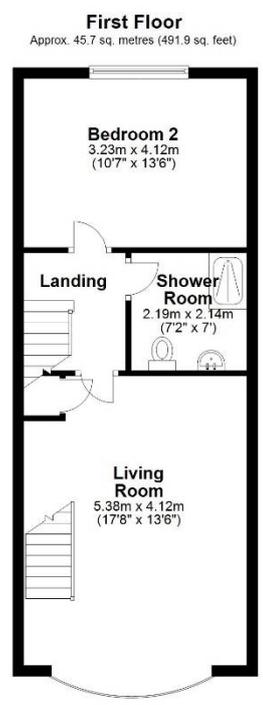
Princes Road is the perfect location for Queens Road, with its boutiques, shops, cafes, restaurants and Waitrose Supermarket. The Central Line Station is just a short walk away, with its direct links to the City, West End and Canary Wharf, and for road users the M11, M25 and routes into London are all 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**

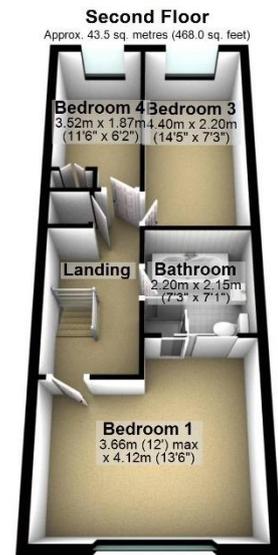
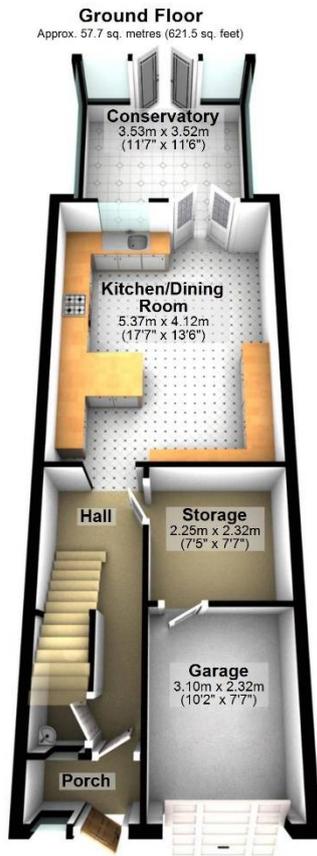
This townhouse offers almost 1,600 sq. ft. of accommodation over three floors commencing with a double glazed porch opening onto a welcoming entrance hall with a guest cloakroom. To the front aspect is a garage, which could be converted into more living space, and to the rear is a spacious kitchen / living space with a fitted kitchen with space for appliances, storage and room for a dining table. To the rear, opening onto the garden, is a double glazed conservatory, which being south-westerly facing, will be a naturally warm and bright space. The integral garage offers excellent storage, and the rear section has been converted into a very handy utility / laundry room. On the first floor is a spacious formal lounge with exposed floor boards and a traditional bow bay window. There is also a modern shower room and double bedroom to the rear. On the top floor are a further three bedrooms, the principal bedroom having a stylish bathroom with a freestanding bath and contrasting tiling.

### **Exterior**

The front garden is paved to offer driveway access to the garage and parking for two cars. The rear garden is a real treat, approximately 85ft in length, south westerly facing and wonderfully mature with patio, lawn, mature shrubs and mixed planting. The property is fitted with a grid connected solar system which can offset the house's electricity needs. The system is also subject to a feed in tariff and any electricity produced earns money from the energy supplier. There is approximately 12 years left to run on the tariff.



Total area: approx. 146.9 sq. metres (1581.3 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 September, 2023