

QUEENS ROAD,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Late Victorian property with period features | Four / five bedrooms | Bespoke kitchen / breakfast room with Corian worktops | Large utility room & guest cloakroom | Separate sitting room | Stunning family bathroom room | Delightful 100ft rear garden | Central Line & shops a short walk away | Excellent position for sought after schools | EPC rating tbc / Council tax band E

**Guide Price**  
**£1,135,000**

020 8504 9344 | [info@farroneil.co.uk](mailto:info@farroneil.co.uk) | [www.farroneil.co.uk](http://www.farroneil.co.uk)





A substantial 4/5 bedroom Victorian property which has been vastly improved and re-modelled by the present owner. Features include a stunning bespoke kitchen / living space with bi-fold doors looking onto a delightful rear garden, a stunning family bathroom, and just a short stroll to the restaurants, cafes and boutique shops in Queens Road.

### **Location**

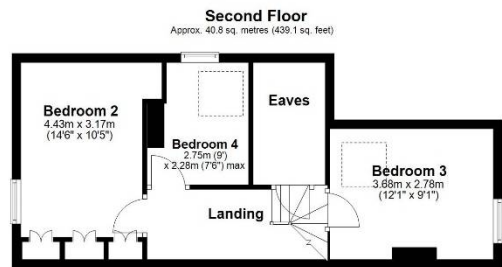
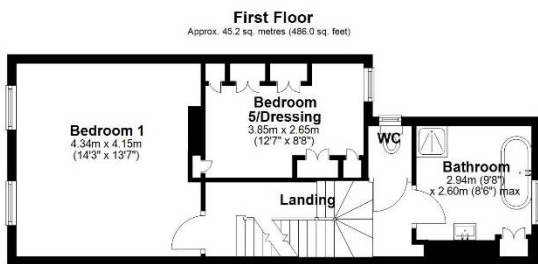
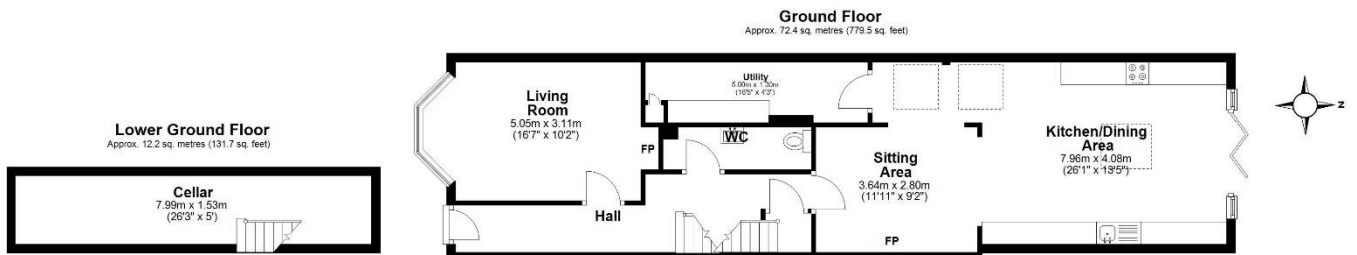
Queens Road is the heart of Buckhurst Hill with a delightful range of period properties, boutique shops, cafes, restaurants, along with a Waitrose supermarket. The Central Line station, with its direct links to the City, West End and Canary Wharf, is a short walk away, and the area is well served by 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**

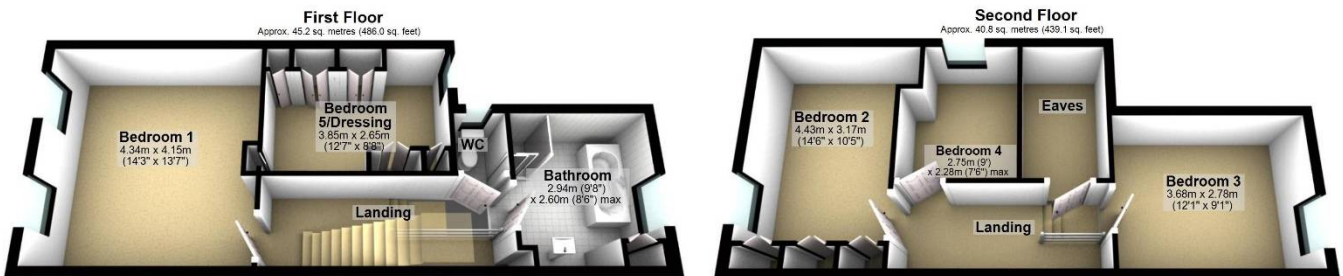
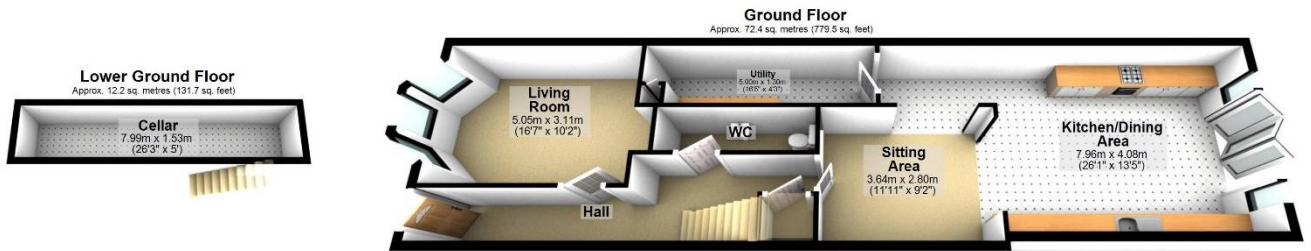
This four / five bedroom late Victorian property offers over 1,800 sq. ft. of accommodation across four floors. The ground floor consists of a welcoming entrance hall with period features, a modern guest cloakroom and stairs leading to the cellar. The front reception is a traditional sitting room with a sash bay window and the focal point of the room being an original style fireplace with tiled inserts. The rear of the house is an excellent hub for all the family with a bespoke kitchen/breakfast area with Corian worktops and quality integrated appliances, there is a separate sitting area and also a good size utility room with ample space for appliances and plenty of storage. The bi-fold doors to the rear maximise the view of the garden and brings the house and garden together for entertaining. On the first floor are two double bedrooms, one of which has been converted into a dressing room, along with a simply stunning bathroom with a freestanding bath and separate shower. On the top floor are a further two bedrooms and a study (bedroom 5).

### **Exterior**

The front driveway is paved to offering parking for one/two cars. The rear garden is an absolute treat, approaching 100ft in length, commencing with a walled area with an extensive York Stone patio directly to the rear of the house, this then leads to an area of artificial lawn, mature shrub, tree and flower borders with a delightful array of mixed planting - perfect for any green fingered buyers.



Total area: approx. 170.6 sq. metres (1836.4 sq. feet)



Total area: approx. 170.6 sq. metres (1836.4 sq. feet)

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 11th July, 2024