

KINGS PLACE,  
BUCKHURST HILL,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Charming period property | Wonderful location in the heart of Buckhurst Hill | Sitting room with feature fireplace | Two good size bedrooms | Modern fitted kitchen | Stylish bathroom with roll top bath | Sold with no onward chain | West facing courtyard garden | Superb spot close to the Central Line & Epping Forest | EPC rating D65 / Council Tax band C

**Guide Price**  
**£525,000**



A charming semi-detached cottage which is beautifully presented to the market and is ideally situated just a short walk from the Central Line Station, Queens Road and Epping Forest. There are two bedrooms, a delightfully stylish sitting room, modern fitted kitchen and a neat west-facing courtyard garden.

### Location

Kings Place is in the heart of Buckhurst Hill surrounded by 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 road links with the M11, M25 and routes into London close by. 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

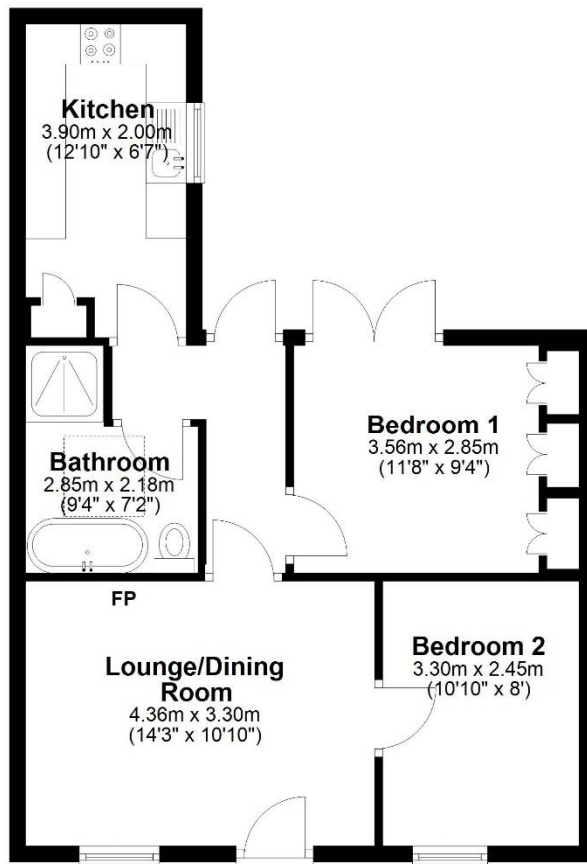
The accommodation briefly consists of a delightfully presented sitting room to the front aspect with exposed brickwork, fireplace with a bio-ethanol fire, part panelled walls, sash window and wooden flooring. Off the sitting room, also to the front aspect is the second bedroom, also with wood effect flooring and a neutral decor. The principal bedroom is a great room with fitted wardrobes and French doors opening to the courtyard garden, which being west facing, is perfect for the evening sun. The bathroom is a stunning room with a freestanding roll-top bath, large separate shower cubicle, heritage suite and complementary tiling. The kitchen is similarly modern with an extensive range of Shaker style units with granite worktops, integrated appliances and contrasting tiling. The whole property is beautifully presented, ready to be moved into and enjoyed.

### Exterior

To the rear of the property is a west facing paved courtyard garden with raised borders with mature screening. A superb space for taking in the evening sun with ample space to entertain friends and family.

## Ground Floor

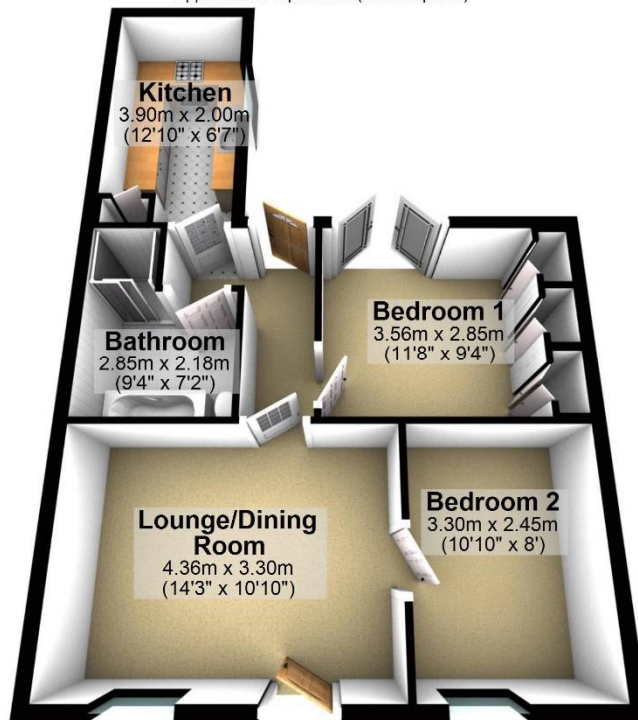
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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.  
Details Prepared on 4th September, 2024

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