

PRINCES ROAD,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Three bedroom detached property | Completely refurbished by the present owner | Stone's throw away from Queens Road | Spacious kitchen / diner | Separate sitting room | Guest cloakroom | Over 90ft. rear garden with summerhouse | Off street parking | Plans passed to extend under EPF/1796/24 | EPC rating *tbc* / Council tax band E

**Guide Price**  
**£825,000**



A delightfully presented three bedroom detached property which is situated in a wonderful location, moments away from Queens Road's boutique shops, the Central Line Station and the green spaces of Knighton Wood and Lords Bushes. The present owner has completely refurbished the property with a new kitchen, bathroom, and much more, making this a very easy move for someone looking for a turn key property.

### **Location**

The property is situated in Princes Road, located in the heart of Buckhurst Hill. The popular Queens Road's boutique shops, cafes, restaurants and Waitrose Supermarket a stroll away, together with the Central Line Station giving easy access to the City, West End and Canary Wharf. For road users, the M25, M11 and routes into London are also close by. The area is well served for leisure pursuits, being surrounded by Epping Forest and with a good selection of tennis, cricket and golf clubs in the vicinity. Buckhurst Hill is a popular choice for families with an excellent range of both state and independent schools on offer.

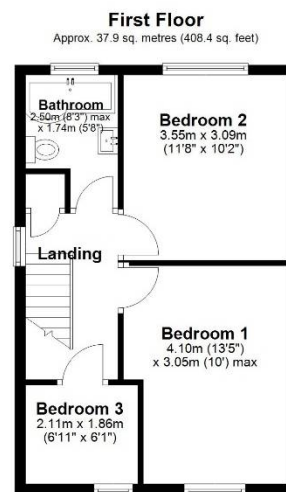
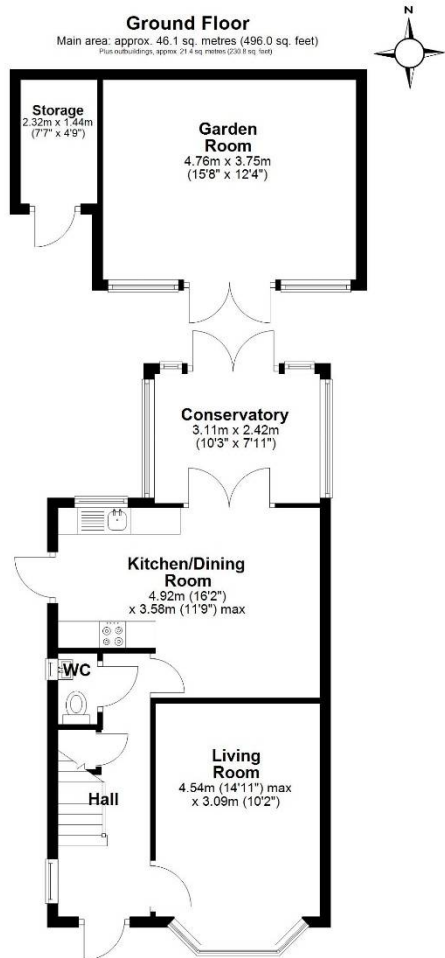
### **Interior**

The decor is a contemporary style with neutral decor adding to the bright and airy feel throughout. The entrance hall has tiled flooring with underfloor heating which is featured right through the ground floor; and there is a handy guest cloakroom. The lounge is to the front of the house with a traditional bay window and a neutral decor. The kitchen / dining area is a great social space, the kitchen is fitted with an excellent range of units and integrated appliances and the dining area is open to the conservatory which leads onto the rear garden. Upstairs are three well appointed bedrooms, with two good size doubles and a single, all served by a modern family bathroom. The loft area is plastered and boarded. The owner recently had plans passed to substantially extend the house to the ground, first and loft areas under planning reference EPF/1796/24.

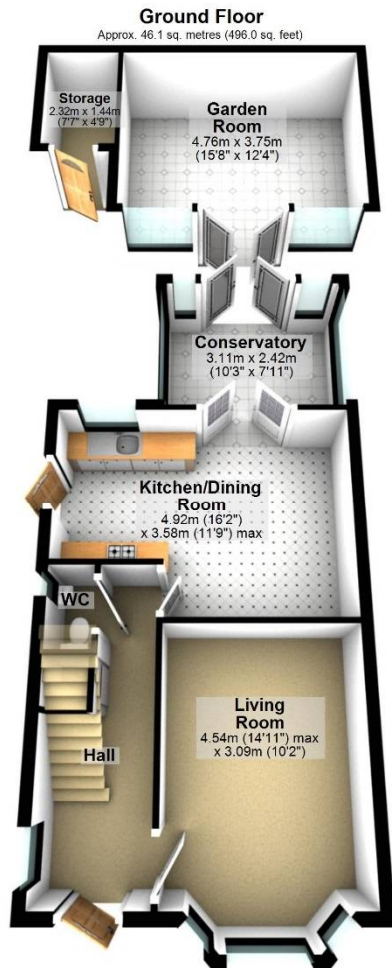
### **Exterior**

The front garden offers parking for two cars with an electric vehicle charging point and there is a walkway to the side giving access to the rear. The rear garden is a real treat, measuring over 90ft. in length with an extensive lawn, mature borders and a generous summerhouse plus storage.





Main area: Approx. 84.0 sq. metres (904.4 sq. feet)  
Plus outbuildings, approx. 21.4 sq. metres (230.8 sq. feet)



Total area: approx. 105.5 sq. metres (1135.2 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 10th January, 2025