

GLADSTONE ROAD,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Charming brick fronted Victorian cottage | Two well appointed bedrooms | Spacious lounge / dining room | Good size kitchen plus utility space | South facing garden | Plans passed to extend the first floor | St John's Primary School close by | Buckhurst Hill Central Line Station and Queens Road a walk away | EPC rating *tbc* / Council Tax band D

Price Range
£500,000 to
£525,000

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Situated in an excellent spot, right in the heart of Buckhurst Hill, is this charming brick fronted two bedroom Victorian cottage. This property features a spacious lounge / dining room, modern kitchen & utility area and a south facing rear garden.

Location

The property is situated in the sought after west side of Buckhurst Hill, close to the highly regarded St Johns Primary School, Queens Road's boutique shops, cafes and restaurants along with the Central Line station with its direct links into the City and West End. Buckhurst Hill always proves a popular choice for families with a good range of state and independent schools. The area is well served for leisure pursuits, surrounded by Epping Forest and with a good selection of tennis, cricket and golf clubs close by along with a David Lloyd Club a short drive away.

Interior

The ground floor accommodation commences with an entrance lobby which opens into a spacious lounge / dining room with a traditional double glazed bow bay window, stylish neutral decor and plenty of room to entertain. The kitchen is fitted with a good range of modern units with an integrated oven and hob plus space for further appliances. There is an additional utility space providing useful storage. The bathroom is fitted with a modern white suite with complementary tiling. The first floor offers two well appointed bedrooms, the principal double room having fitted wardrobes; and a spacious landing where the presently owners have created an excellent study/work from home space. The loft area is carpeted, plastered and with a drop down ladder making a convenient storage space.

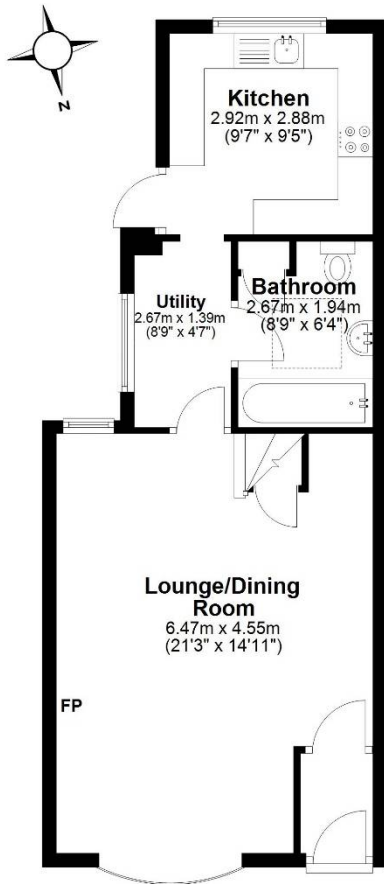
The present sellers had plans passed by Epping Forest Council under reference EPF/1709/21 to extend the first floor space to move the bathroom upstairs and re-model the ground floor space creating a superb kitchen / breakfast room opening onto the rear garden.

Exterior

The rear south facing garden has a paved patio, artificial lawn and low maintenance borders and enjoys a sunny southerly aspect, so perfect for all sun lovers.

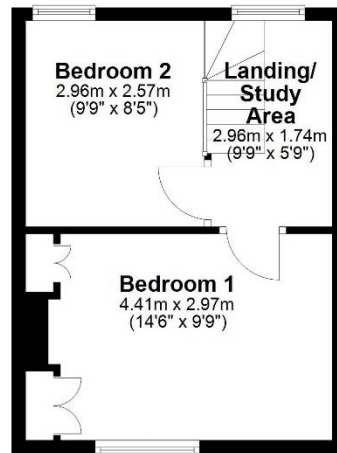
Ground Floor

Approx. 45.9 sq. metres (494.3 sq. feet)

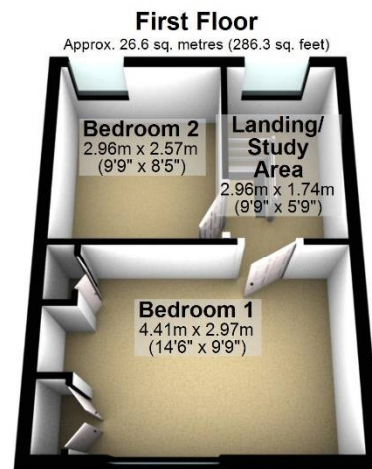
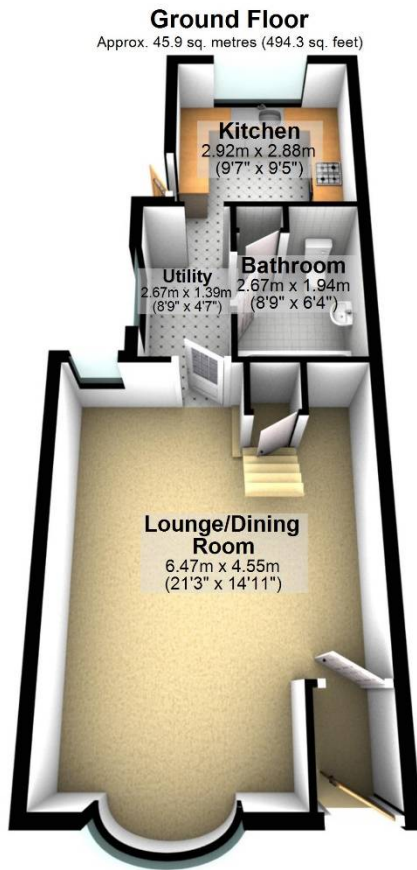


First Floor

Approx. 26.6 sq. metres (286.3 sq. feet)



Total area: approx. 72.5 sq. metres (780.6 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 20th January, 2025