

THE AVENUE, PRINCES ROAD,
BUCKHURST HILL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Delightful two bedroom mews cottage | Spacious open plan living / kitchen space | Integrated kitchen with plenty of storage | First floor shower room | Parking for one car | Patio front garden | Freehold property | Private road just off Princes Road | Excellent location for Queens Road and the Central Line | Council Tax D | EPC D

Guide Price
£450,000



This exceptional two-bedroom mews cottage effortlessly combines contemporary living with charming character. Key features include a stylish open-plan kitchen and living area, a delightful patio front garden, dedicated parking for one car, and, most notably, its superb location in the heart of Buckhurst Hill, making it an ideal home for those seeking both comfort and convenience.

Location

Nestled in The Avenue, a quiet private road comprising just five similar properties. It is discreetly situated off Princes Road, offering both privacy and convenience. A short stroll leads you to Buckhurst Hill Central Line Station and the boutique shops, cafes, and amenities of Queens Road. The area boasts an excellent selection of recreational opportunities, with tennis, cricket, and golf clubs nearby, along with a David Lloyd fitness club. Surrounded by the natural beauty of Epping Forest, residents can enjoy an abundance of outdoor pursuits.

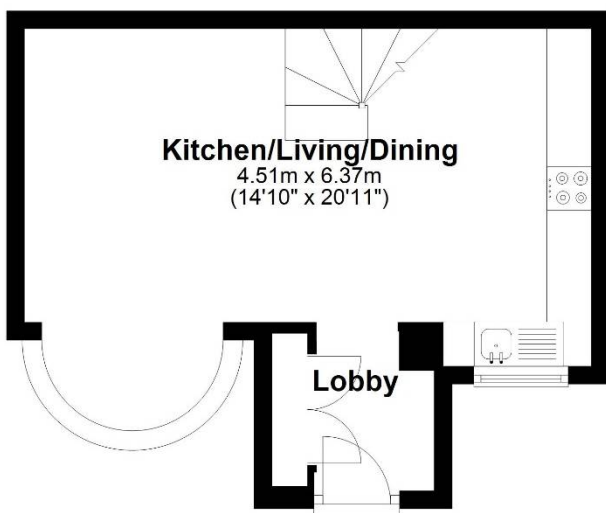
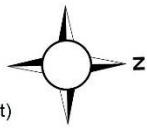
Interior

Upon entering, the ground floor welcomes you with a practical lobby featuring storage, with access into the open-plan kitchen and living area. The living space is generously proportioned, and enjoys natural light from the large front-facing windows, and enhanced by warm wooden flooring and an open matching staircase that elevate the appeal. The contemporary kitchen is fitted with integrated appliances, a convenient breakfast bar, and plentiful storage options, making it both stylish and functional. Upstairs, the property boasts two charming bedrooms with café style shutters. The main bedroom includes a deep cupboard, while the second bedroom is fitted with bespoke wardrobes. The shower room is fitted with a spacious double-sized shower cubicle, a matching white suite, and complementary tiling, creating a fresh and modern feel.

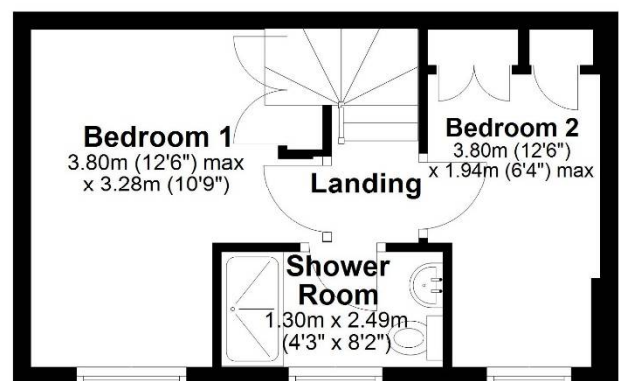
Exterior

The delightful patio front garden, enclosed by a charming picket fence, provides a tranquil spot to relax and unwind. Additionally, the property benefits from a dedicated parking space for one car.

Ground Floor
Approx. 26.7 sq. metres (287.6 sq. feet)



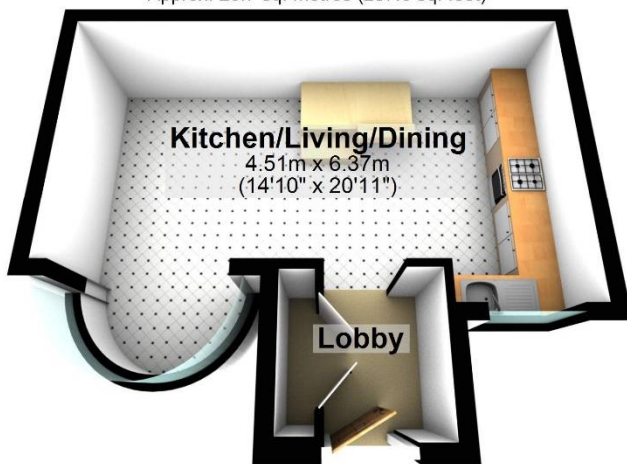
First Floor
Approx. 24.2 sq. metres (260.6 sq. feet)



Total area: approx. 50.9 sq. metres (548.3 sq. feet)

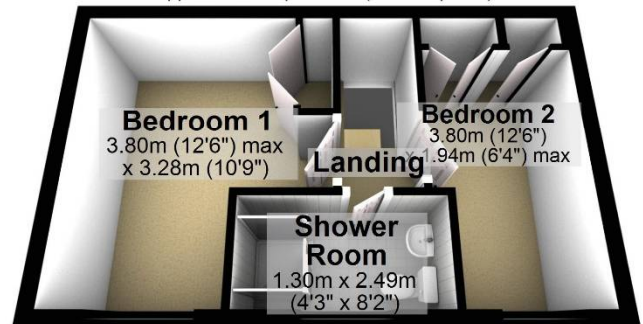
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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.
Details Prepared on 1st May, 2025