



TOTAL FLOOR AREA: 925 sq.ft. (85.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2025

Council: Epping Forest | Council Tax Band: E | Floor Area: 925.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		57
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

CHURCHILL
estates



CHURCHILL
estates

Princes Road, Buckhurst Hill, IG9 5DZ
Price Guide £800,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: 0208 504 2222 Email: buckhursthill@churchill-estates.co.uk



GUIDE PRICE £800,000 - £825,000

Nestled in the heart of Buckhurst Hill, this charming three-bedroom detached family home on Princes Road offers a perfect blend of modern living and convenience. Recently refurbished by the current homeowners, the property boasts a welcoming atmosphere with a well-designed layout that caters to family life. Upon entering, you are greeted by a cosy lounge which provides a comfortable space to relax and unwind. To the rear of the property you are presented with an open-plan kitchen and dining area, ideal for entertaining and family gatherings. A convenient ground floor cloakroom adds to the practicality of this home. The first floor features three well-proportioned bedrooms, perfect for restful nights, along with a family bathroom and ample storage options, including a fully boarded and insulated loft. Externally, the property is equally impressive. The front of the house offers plenty off-street parking with an electric charge point, ensuring ease for residents and guests alike. The rear garden is a delightful space, which is substantial in size and is complete with a charming summer house, perfect for enjoying sunny days or hosting gatherings. Additionally, side access enhances the functionality of the outdoor space. Location is key, just a stone's throw away from the central line station, commuting to London is a breeze. The vibrant Queens Road, with its array of amenities, is also within easy reach. For families, the property is conveniently situated within walking distance to highly rated schools, making it an ideal choice for those with children. Furthermore, the natural beauty of Epping Forest and Knighton Woods is right on your doorstep, offering a perfect escape into nature. This delightful home presents an excellent opportunity for those seeking a comfortable and well-located family residence in Buckhurst Hill. The current homeowners have had plans passed to extend the house to the ground floor, first floor and loft area under planning reference EPF/1796/24.

