



## Princes Road, Buckhurst Hill, IG9 5DJ

Guide Price £1,450,000

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- Contemporary Kitchen With Siemens Appliances
- Four Double Bedrooms
- Walking Distance To Buckhurst Hill Tube Station
- Off Street Parking
- Spacious Open Plan Living Space
- Period Charm With A Modern Twist
- A Stones Throw From Local Amenities
- In Close Proximity To Fantastic State And Independent Schools

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Caplen Estates is pleased to offer to the market this charming, detached period home in the heart of Buckhurst Hill, Essex. The property has been restored throughout, sparing no expense on the luxury finishes, creating a stunning space for any prospective owner. The property is packed with period charm incorporating a modern twist for desirable family living.

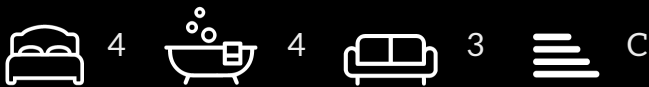
Upon entering the property, you are welcomed by a large entrance hall with ample storage and a feature fireplace. The front reception room is currently used as a playroom. The heart of the home is situated to the rear of the property; a large living/dining area with open plan kitchen, fitted with large centre island making it an entertainer's dream. The kitchen is completed with a double oven, coffee machine, fridge freezer, dishwasher, wine cooler, plus hob and extractor fan. Leading off the kitchen is a utility room with access to a basement and downstairs WC.

Leading on to the first floor there are three double bedrooms, all with ensuite bathrooms. Bedroom two has a Jack and Jill ensuite. The second floor boasts the primary suite which is complete with a large ensuite, including a huge walk in shower. There is a dressing area which has far reaching views from the Velux windows.

The rear garden is fully landscaped, offering a variety of spaces to enjoy and follow the evening sun... The property also has a cellar, off-street parking and an electric car charging point.

The property is well positioned for fantastic state and independent schools in the area such as Chigwell School, West Hatch High School, Daiglen, Loyola Prep, Braeside plus Bancroft's and more.

Call to book a viewing and avoid the disappointment of missing out on this amazing house.



Council Tax Band: F



### Entrance Hall

15'0" x 10'2"

Bay window to the front elevation, fireplace, ample built in storage, spot lights and doors leading into reception rooms.

### Kitchen Dining Area

23'5" x 23'11"

Bi-folding doors to the rear leading to the garden area, modern fitted kitchen, siemens appliances, coffee machine, double oven, ceiling lights and spot lights.

### Family TV Area

11'11" x 12'2"

Clerestory window, TV point, ceiling lights, doors leading to the stairs and hallway.

### Reception Room

15'3" x 12'2"

Bay window to the front elevation, fireplace, built in storage and spot lights.

### Utility

7'10" x 7'5"

Ample storage, door leading to the cellar, new boiler system, and door for downstairs wc.

### Bedroom Two

16'1" x 10'3"

Sashed window to the rear over looking the garden, spot lights, door leading into the jack and jill bathroom.

### Jack & Jill Ensuite

10'6" x 9'4"

Fitted shower with overhead shower, bath, storage under the hand basin and spot lights.

### Bedroom Three

12'5" x 12'0"

Freshly decorated, bay window to the front elevation, spot lights, door entering into ensuite shower room.

### Ensuite Shower Room

9'6" x 5'1"

Recently decorated, fitted overhead shower, storage under hand basin, heated towel rail and spot lights.

### Bedroom Four

12'4" x 10'7"

Spot lights, bay window to front elevation, and door into ensuite shower room.

### En-Suite Shower Room

3'9 x 7'2

Fitted over head shower, heated towel rail, spot lights and storage below hand basin.

### Primary Suite

19'5" x 11'6"

Velux windows, sky light windows, spot lights, the room flows into the dressing room and shower room.

### Dressing Area

8'8" x 6'6"

Velux window, spacious dressing area, and spot lights.

### Ensuite Wet Room

8'3" x 17'4"

Fitted walk in over head shower, sky light windows, heated towel rail, spot lights and storage below hand basin.

### Basement

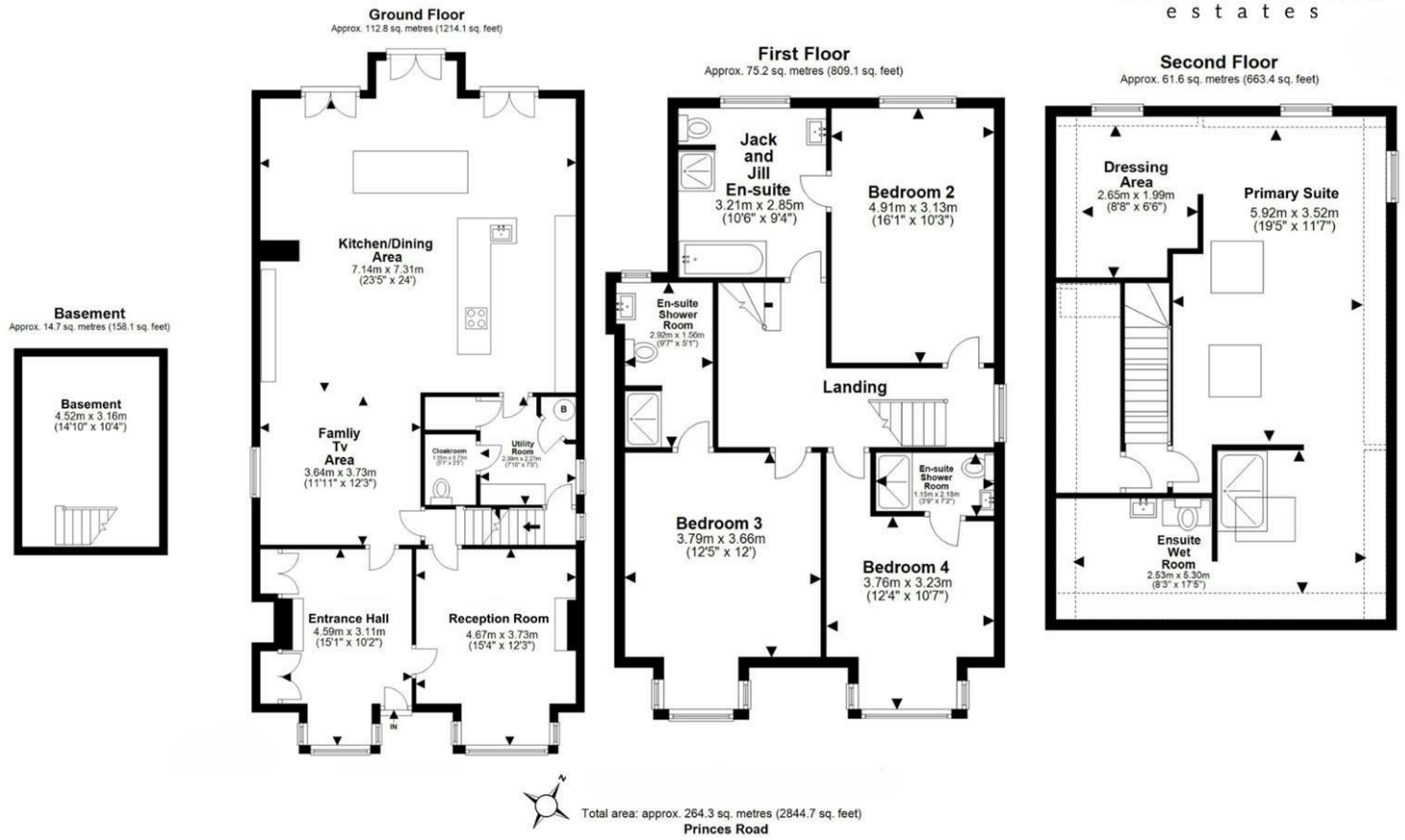
14'9" x 10'4"

Basement space is accessible via the utility room, this offers additional storage or a workshop space.

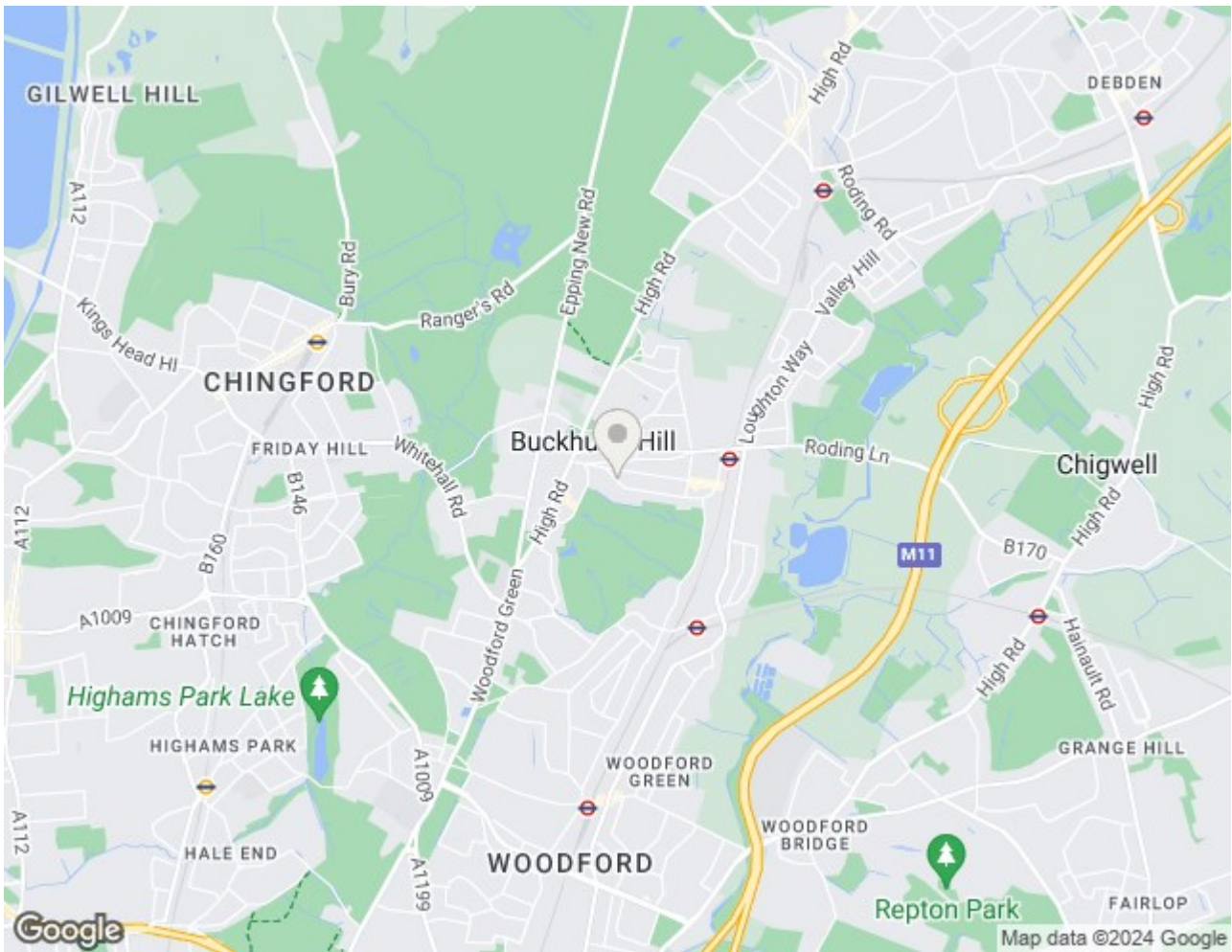
### Garden

58x28

The rear garden is west facing with beautifully manicured grass and decking area for al fresco dining.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating:

C

Council Tax Band

F

Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.