



## Queens Road, Buckhurst Hill, IG9 5BY

Offers Over £695,000

- Unique Freehold Property "The Bake House"
- Oak Framed Staircase With Storage & Wine Cooler
- Large Open Plan Lounge/Kitchen/Dining Room
- Perfectly Positioned Near Queens Road Shops, Restaurants & Cafes
- Turn Key Property, Refurbished Throughout
- Ground Floor w/c
- Two Spacious Double Bedrooms With Ensuites

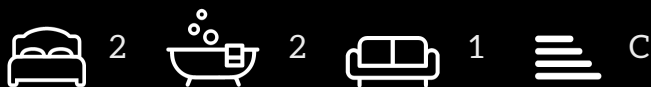


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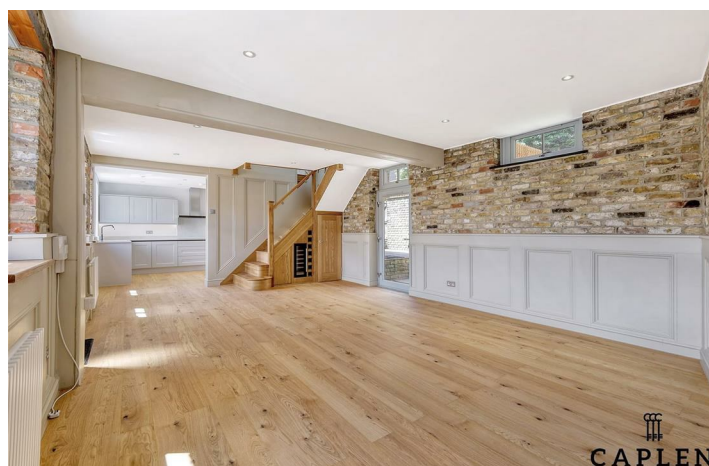
Caplen Estates is proud to present to the market a rare opportunity to purchase "The Old Bake House" which is nestled in the heart of Buckhurst Hill. The property is offered Chain-Free and located within walking distance to Queens Road boutique Shops, Restaurants, Cafes & Central Line Station.

Dating back to circa 1890, the property has only changed owners a handful of times, with the current owner residing in the property for the last 27 years. This unique property has recently undergone a full refurbishment throughout, to the high standards set by the current owner.

When entering the property you are met by beautiful oak wooden flooring which sweeps throughout the open plan lounge/dining/kitchen area. The bespoke shaker style kitchen offers quartz worktops, integrated appliances (Fridge/Freezer, Double Oven, Dishwasher, Hob & Extractor). The ground floor also benefits from a w/c and wine cooler/storage situated under the oak framed staircase. The first floor bedrooms, which are both doubles with ensuite bathrooms, offer vaulted ceilings, carpeted flooring, Juliet balconies and pretty view. The rear garden is low maintenance, being fully paved and with rear access. This property is not to be missed. Please call our sales team to arrange a viewing.



Council Tax Band: C



Lounge/Diner  
14'4" x 23'3"

Kitchen  
14'4" x 11'11"

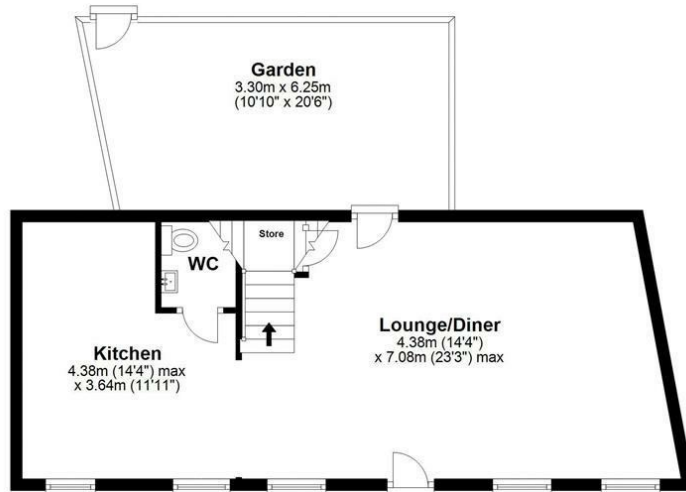
Bedroom 1  
15'1" x 23'2"

Bedroom 2  
15'1" x 11'11"

Courtyard Garden  
10'10" x 20'6"

### Ground Floor

Approx. 47.4 sq. metres (510.1 sq. feet)



### First Floor

Approx. 47.7 sq. metres (513.2 sq. feet)



Total area: approx. 95.1 sq. metres (1023.3 sq. feet)

For illustration purposes only. @modephoto.uk modephoto.co.uk  
Plan produced using PlanUp.



### The Bakehouse



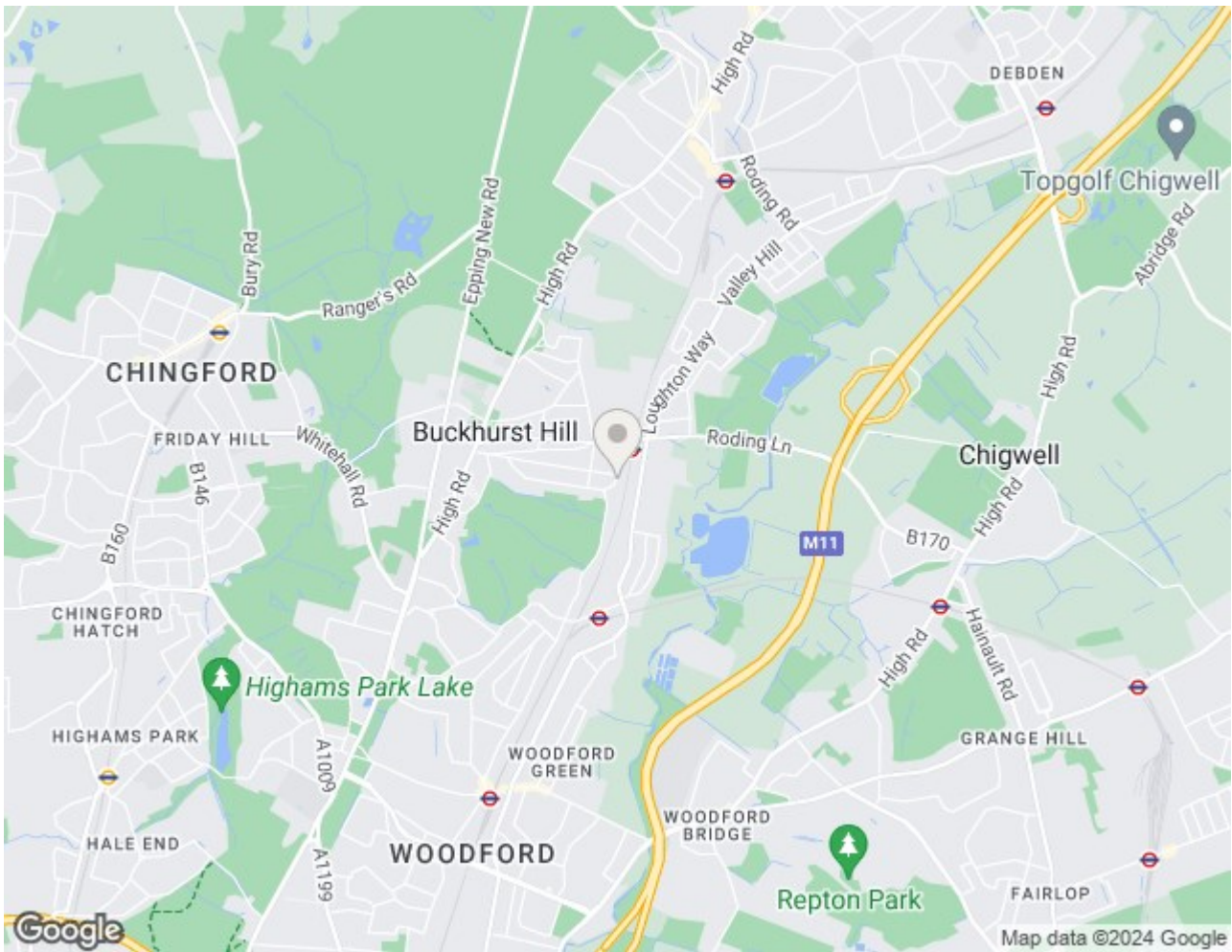
CA



CA







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>72</b>	<b>83</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

C

## Viewings

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