



## Lower Queens Road, Buckhurst Hill, IG9 6DN

Guide Price £500,000

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- Two Bedroom Semi Detached House
- Ground Floor Bathroom & En Suite Shower
- Parking to rear of property, with Car Port
- Close To Queens Road Shops, Restaurants, Cafes & Central Line Station
- Offered As A Chain Free Purchase
- Spacious Through Lounge
- Option To Extend Subject To Planning
- Landscaped Rear Garden



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Caplen Estates welcome to the market "Chain Free" this delightful semi-detached cottage on Lower Queens Road, Buckhurst hill, presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a well-proportioned through lounge that is perfect for both relaxation and entertaining.

The cottage features a compact kitchen with space for appliances and access to a ground floor bathroom. There are two double bedrooms, one of which benefits from an en suite shower, providing added convenience and privacy. The layout is thoughtfully designed to maximise space and light, making it an ideal setting for families or professionals alike.

The landscaped rear garden is a true highlight, offering a serene outdoor space for gardening enthusiasts or those who simply wish to unwind in a tranquil environment. Additionally, the garden provides access for off-street parking, ensuring that your vehicle is secure and easily accessible.

Furthermore, there is potential to extend the property, subject to survey, which presents an exciting opportunity to tailor the home to your specific needs and preferences.

With its prime location in Buckhurst Hill, residents will enjoy the benefits of a vibrant community, excellent local amenities, convenient transport links and School Catchments. This charming cottage is a rare find and is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely home your own.



Council Tax Band: D



Lounge/Dining Room  
8.03m x 3.35m (26'4" x 11')

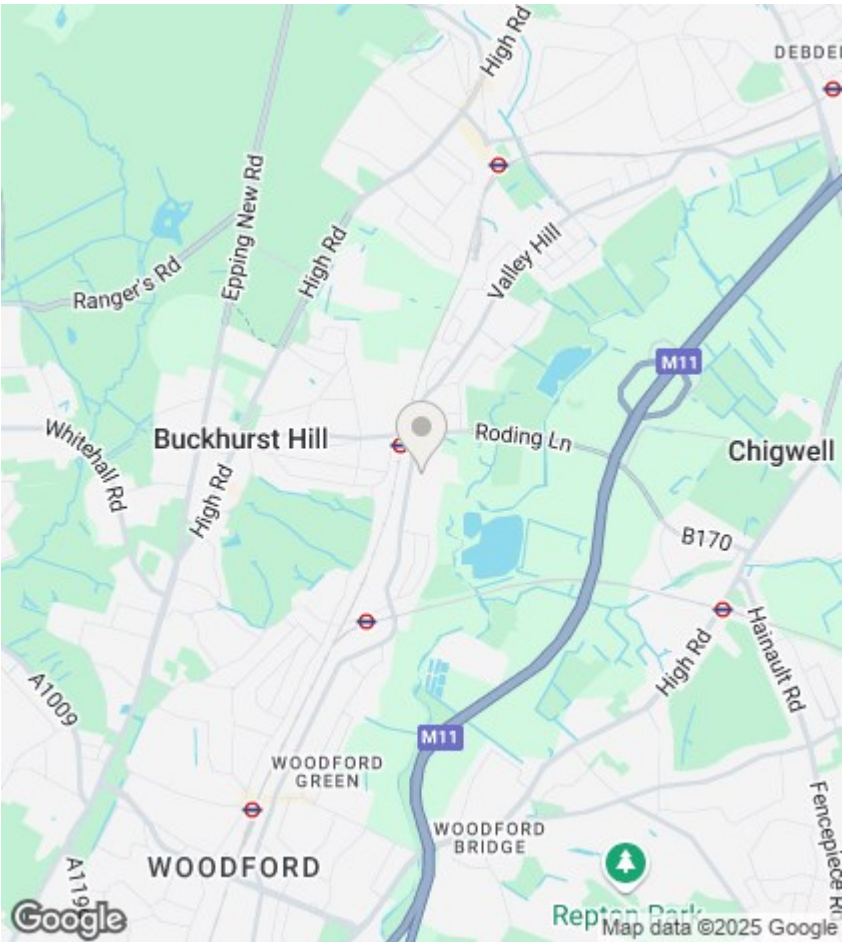
Kitchen  
2.97m x 2.11m (9'9" x 6'11")

Bathroom  
2.41m x 1.73m (7'11" x 5'8")

Bedroom One  
3.35m x 3.20m (11" x 10'6")

Bedroom Two  
3.35mx 3.25m (11'x 10'8")

Garden  
21 x 4.51 (68'10" x 14'9")



| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 83                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   | 48      |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

EPC Rating

E

Council Tax Band

D

Viewings

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

