

## 189 QUEENS ROAD BUCKHURST HILL, IG9 5AZ

**£1,650,000**  
FREEHOLD

This stunning home, nestled in the heart of Buckhurst Hill, is truly unmissable. The grand entrance hall welcomes you with an impressive sense of space, featuring double-height ceilings and charming traditional stained-glass accents.

On the ground floor, you'll find a spacious and inviting reception room with a square bay window, an ideal study, and a second reception area, all complemented by a stylish kitchen featuring a breakfast bar and a high-quality AGA converted to gas supply (untested). On the lower level of the home, you'll find a convenient utility room, a W/C, and a larder cupboard. Additionally, the basement boasts impressive 7-foot ceilings with secure vault door access. This area features an enormous safe operated by a lever and keys, adding a fantastic element of historical architecture to the property. (safe decommissioned). On the first floor, the master bedroom with en suite is complemented by three additional generously sized bedrooms, each boasting authentic design elements.

**DouglasPryce**



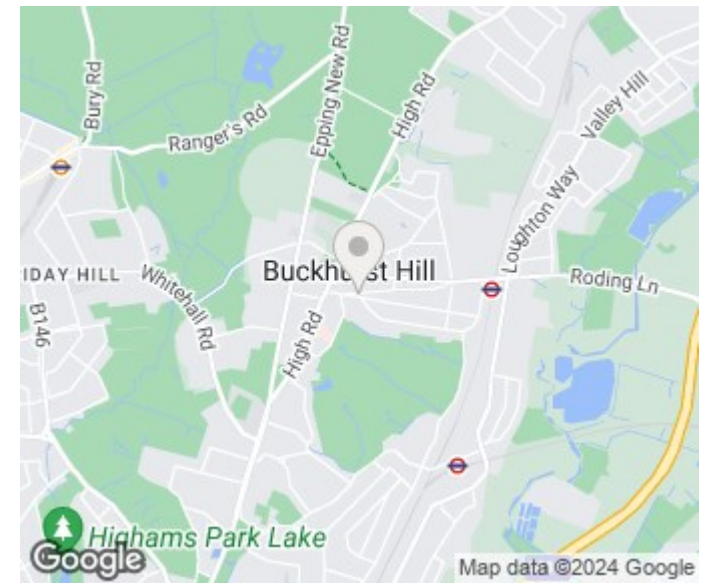
APPROX. GROSS INTERNAL FLOOR AREA 2843 SQ FT / 264 SQM

Queens Road

1522024

photoplan

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of necessary valuation.



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>			
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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