

Daniel
Frank





87 Queens Road Buckhurst Hill, IG9 5BW

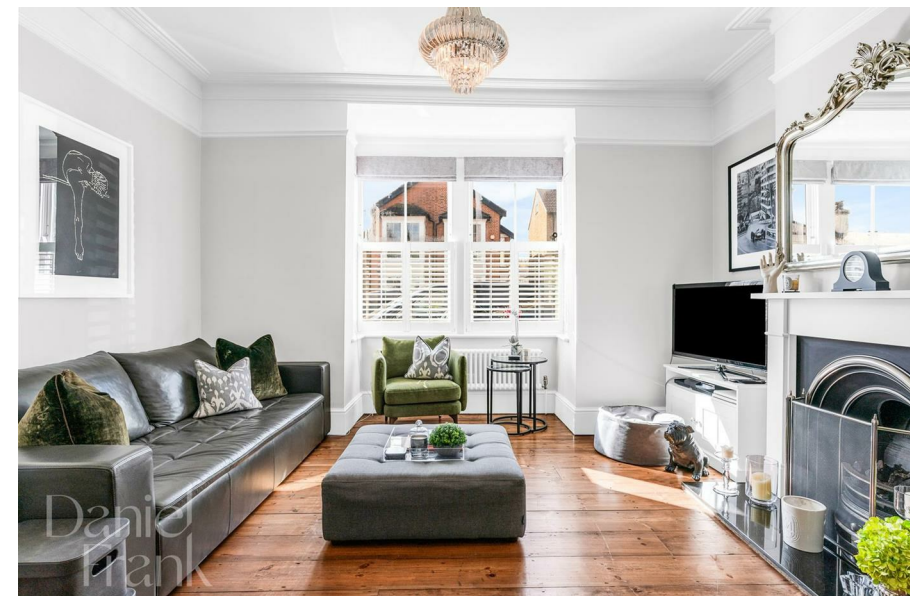
Nestled on the ever desirable Queens Road, this detached property enjoys a standout position among a collection of uniquely styled homes that give the street its unmistakable character. Its well-presented exterior offers immediate kerb appeal, giving a clear impression of the quality you'll find throughout. The property also benefits from off-street parking for multiple cars on the front, providing both convenience and practicality.

Upon entering, a generous hallway with elegant tiled flooring welcomes you in and includes a convenient cloakroom. The ground floor has a well-considered layout, with a spacious lounge and dining area that provide a calm and comfortable setting and feature the original floorboards that ooze character. The kitchen/breakfast room is sleek and expansive, ideal for both everyday use and entertaining, and flows seamlessly into the family room. From here, French doors open out to a beautifully landscaped rear garden that stretches approximately 95 feet -perfect for enjoying the outdoors in the warmer months.

Upstairs, a spacious landing leads to four generously sized double bedrooms, offering plenty of room for both family and guests. The main bedroom features high ceilings that enhance the sense of space and light, along with a contemporary en-suite shower room. A modern family bathroom completes the upper floor.

Tenure Freehold
Council Epping Forest





Your Next Chapter



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FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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WHY BUCKHURST HILL?

Buckhurst Hill as an area offers everything you need. Queens Road is located in the centre of Buckhurst Hill and covers all essential needs with Waitrose being the main supermarket as well as popular cafes, coffee shops and restaurants. Having Knighton Woods and Roding Valley Nature Reserve on your doorstep is yet another perk of living here. Buckhurst Hill Football Club & Buckhurst Hill Cricket Club are both easily accessible and provide sporting opportunities for the local community. In terms of schools there are a choice of both private and highly regarded state schools in the area.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

