

Daniel
Frank





109 Queens Road Buckhurst Hill, IG9 5BH

Set along one of Buckhurst Hill's most sought-after roads, this beautiful Victorian semi-detached residence offers both architectural charm and an enviable location. The exterior immediately impresses, with classic arched sash windows and a recessed porch finished with traditional tiling, showcasing the home's period character.

Stepping inside, a spacious entrance hall provides a welcoming introduction and leads to a convenient ground-floor cloakroom. The front reception room is arranged around an elegant marble fireplace, complemented by bespoke shelving within the alcoves, and a well-positioned dining table.

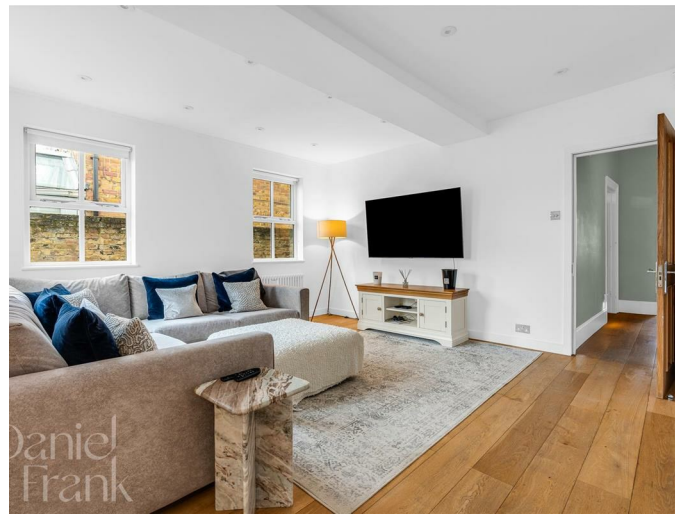
At the rear of the property, the layout opens up to reveal an expansive family room, perfectly suited to entertaining and everyday living. This space connects effortlessly to a sleek, modern kitchen fitted with high-gloss units, granite work surfaces and glass splashbacks. A full suite of integrated appliances includes twin ovens, a microwave, induction hob with extractor, fridge/freezer and dishwasher. Beyond the kitchen, the breakfast room enjoys pleasant views over the garden and is accessed via bi-fold doors as well as a practical side entrance.

The first floor comprises four generously sized bedrooms. The principal bedroom benefits from a contemporary en-suite shower room, fully tiled and finished with a crisp white suite. A separate family bathroom, offering both a bath and a shower, serves the remaining bedrooms.

Outside, the rear garden stretches to over 100 feet, starting with a decked terrace and pathway that lead through a well-maintained lawn to mature planting beds bordered by established shrubs. To the front, off-street parking adds further convenience.

Ideally positioned just moments from the amenities of Queens Road and approximately 0.4 miles from Buckhurst Hill Station, this exceptional home combines timeless elegance with everyday practicality.

Tenure Freehold
Council Epping Forest

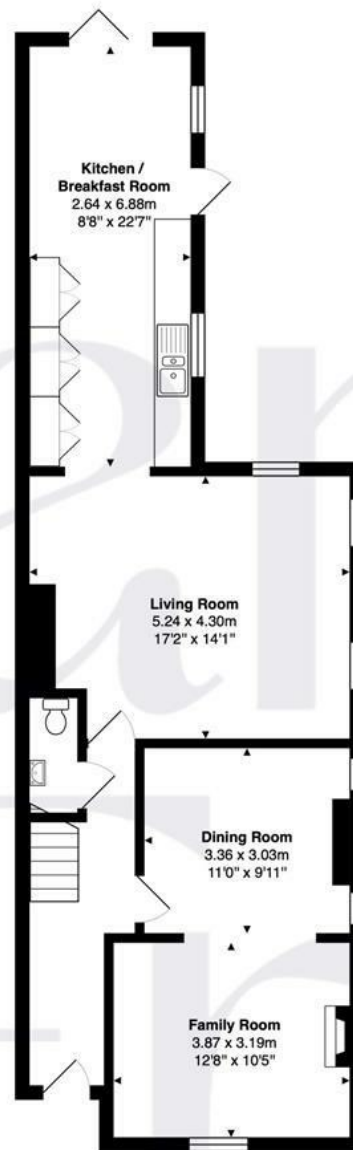




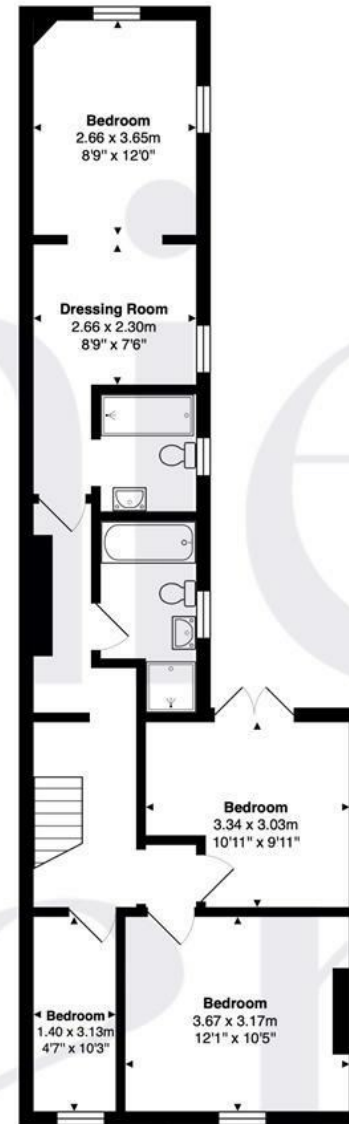
Your Next Chapter



Your Next Chapter



Ground Floor
Area: 74.2 m² ... 799 ft²



First Floor
Area: 63.7 m² ... 685 ft²

Total Area: 137.9 m² ... 1484 ft²

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		
(39-54) E	57	79
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

