

KINGS AVENUE,  
BUCKHURST HILL,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Victorian four bedroom property | Accommodation over three floors  
Through lounge with high ceilings | Fitted kitchen / breakfast room  
Three bathrooms | Scope to extend and improve | Resident's permit  
parking | West facing rear garden | Excellent location for schools,  
shops and the Central Line | EPC rating D57

**Guide Price**  
**£850,000**



Ideally located, right in the heart of Buckhurst Hill, with Queens Road and the Central Line Station just a stone's throw away, is this charming Victorian semi-detached four bedroom family home. The accommodation is arranged over three floors and features include two reception rooms, a kitchen / breakfast room, three bathrooms and a 75ft west facing rear garden.

### **Location**

Kings Avenue is right in the heart of Buckhurst Hill, just off Queens Road with its mix of boutique shops, cafes and restaurants with a Waitrose supermarket. Buckhurst Hill is a particularly sought after area due to its excellent schools, transport links and trendy shops with Epping Forest on its doorstep. The Central Line gives easy access to the City, Canary Wharf and West End, and for road users, the M25, M11 and routes into London are conveniently close by.

### **Interior**

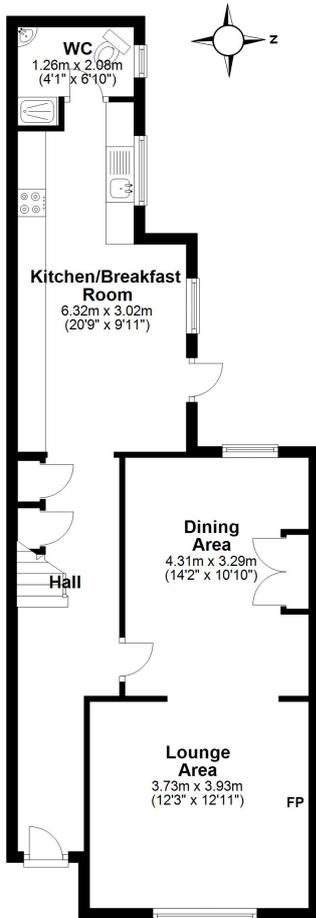
This charming period property commences with a welcoming entrance hall with wooden flooring and stairs with carved banister. The two reception rooms are open to great an excellent space for entertaining. The rooms have lovely high ceilings, wooden flooring and a feature fireplace in the sitting room. The kitchen / breakfast room is fitted with a traditional range of base and wall mounted units, and there is ample space for appliances. To the rear is a handy guest cloakroom / shower room. On the first floor are two double bedrooms, the principal room with an en suite bathroom, and there a family bathroom with a very handy utility room. The top floor has a further two bedrooms, so perfect for any growing family.

### **Exterior**

There is a small front garden with a pathway leading to the rear garden. This is west facing and measures approximately 75ft in length with a good size patio area, lawn and mature borders, along with a covered pergola for a summer barbeque, and to the rear is a good size storage shed. Parking is available by way of resident's permits for the surrounding turnings on the payment of a nominal fee.

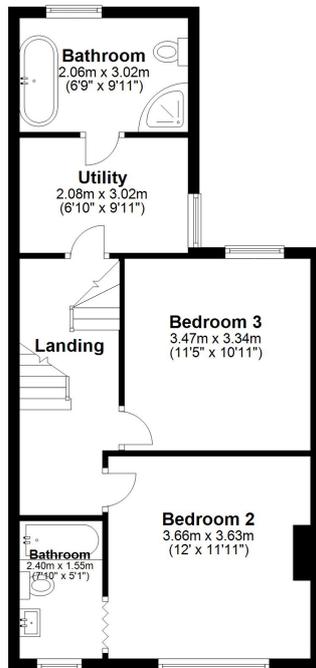
### Ground Floor

Approx. 61.0 sq. metres (656.5 sq. feet)



### First Floor

Approx. 50.9 sq. metres (547.6 sq. feet)

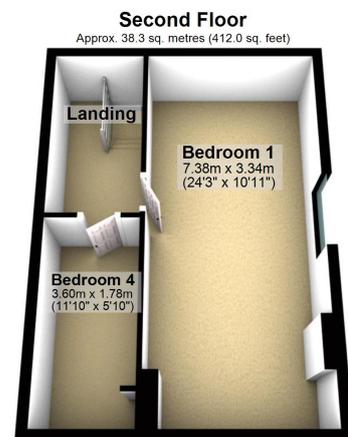
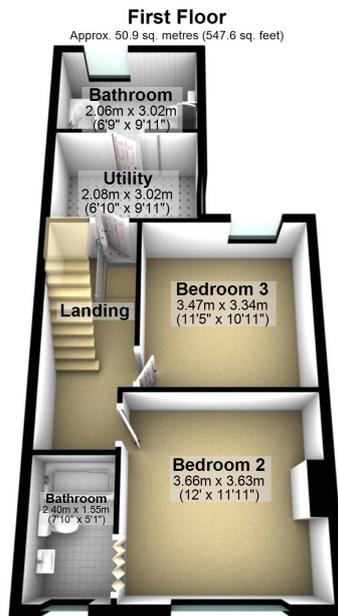
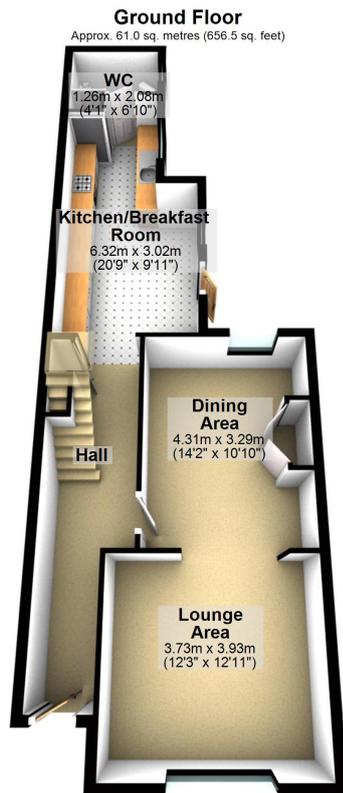


### Second Floor

Approx. 38.3 sq. metres (412.0 sq. feet)



Total area: approx. 150.1 sq. metres (1616.1 sq. feet)



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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.  
Details Prepared on 23rd October, 2021