

GLADSTONE ROAD,  
BUCKHURST HILL,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Well located three bedroom house | Scope to improve and extend | Spacious lounge / dining room | Fitted kitchen | Ground floor cloakroom | Integral garage | West facing rear garden | St John's Primary School close by | Excellent location for Queens Road & Central Line | EPC rating C73 / Council Tax band E

**Price Range**  
**£510,000 to**  
**£530,000**



Offering an excellent opportunity to improve and extend is this well located three bedroom property which features a spacious lounge/dining room, separate fitted kitchen, ground floor cloakroom, three good size bedrooms, integral garage and a west facing rear garden. An excellent opportunity for a discerning buyer to create their own bespoke home.

### **Location**

The property is situated in the sought after west side of Buckhurst Hill, close to the highly regarded St Johns Primary School, Queens Road's boutique shops, cafes and restaurants along with the Central Line station with its direct links into the City. Buckhurst Hill always proves a popular choice for families with a good range of state and independent schools, and the area is well served for leisure pursuits, being surrounded by Epping Forest and with a good selection of tennis, cricket and golf clubs and a David Lloyd Centre all close by.

### **Interior**

The ground floor accommodation consists of an entrance hall with stairs upstairs and the guest cloakroom. To the front of the house is an integral garage which some of the neighbours have converted into an additional reception room. The kitchen is at the front of the house, fitted with a good range of units with space for appliances, and to the rear is a spacious lounge/dining room, a naturally bright westerly facing room with patio doors opening onto the garden. Upstairs are three good size bedrooms, served by a shower room with a complementary white suite.

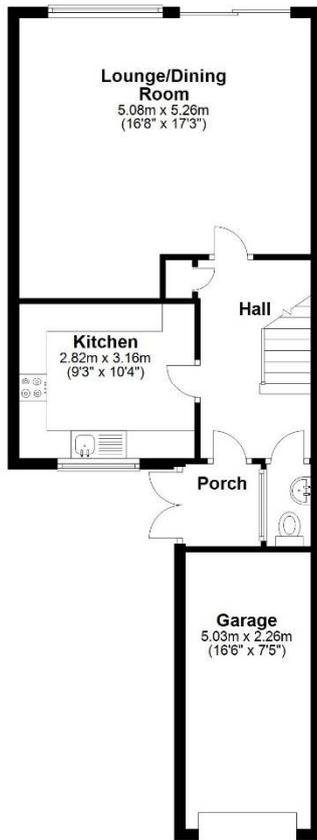
### **Exterior**

The front garden offers parking for one car borders for planting. The rear garden measures approximately 40ft in length, is west facing, so perfect for the afternoon and evening sun, and has a patio area and lawn.



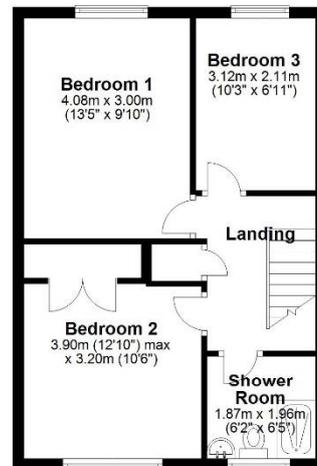
### Ground Floor

Approx. 57.0 sq. metres (613.3 sq. feet)

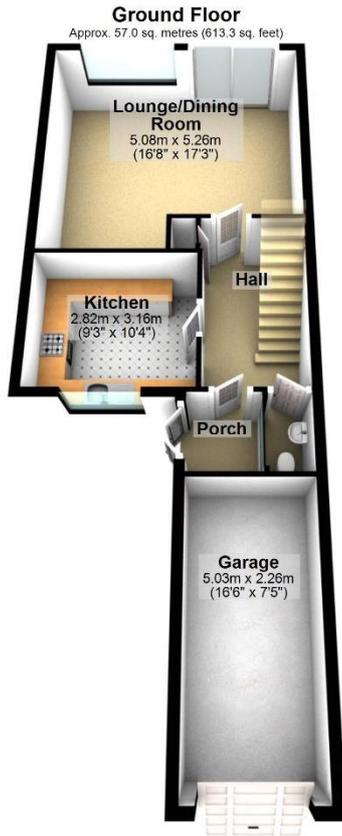


### First Floor

Approx. 42.1 sq. metres (453.5 sq. feet)



Total area: approx. 99.1 sq. metres (1066.8 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 14th May, 2023