

PRINCES WAY,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Superb family home backing onto the forest | Three double bedrooms and two en suite bathrooms | Spacious bespoke kitchen/breakfast room | 26ft lounge with bi-fold doors | No onward chain | South facing rear garden | State & independent schools close by | Queens Road and Central Line a walk away | Stunning views of the forest | EPC rating tbc / Council Tax band E

Guide Price
£850,000



Ideally situated in the heart of Buckhurst Hill, backing directly onto Epping Forest, is this superb three bedroom, two bathroom semi-detached property which has been thoughtfully extended by the present owners. Features include a bespoke kitchen/dining room, a wonderfully spacious living room and the two principal bedrooms have stylish en suite bathrooms.

Location

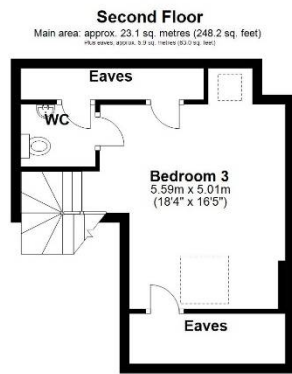
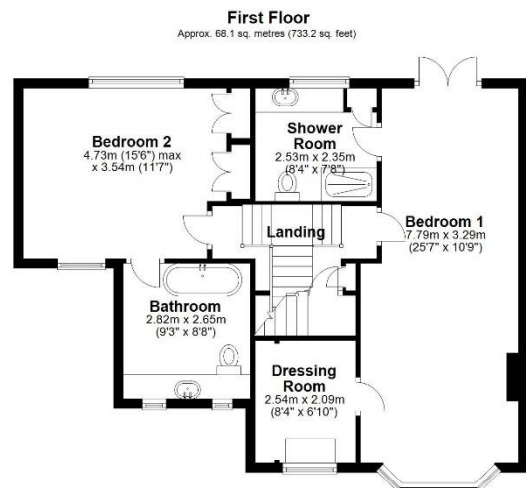
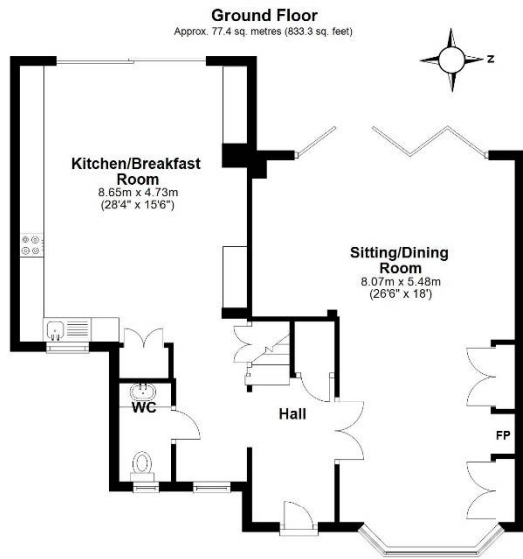
Princes Way is a cul-de-sac of just 13 similar properties, and this semi-detached house backs directly onto Lords Bushes, which is a delightful area of Epping Forest. Ideally located for both state and independent schools, with Queens Road's shops, cafes and restaurants a short walk away. The Central Line Station at Buckhurst Hill is equally convenient with its direct access to the City, West End, and Canary Wharf, and for road users the M11, M25 and routes into London are close by.

Interior

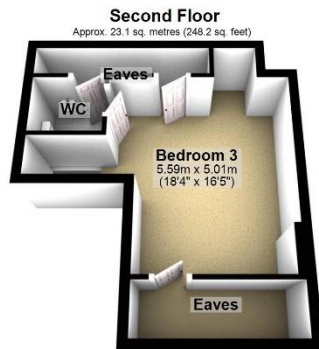
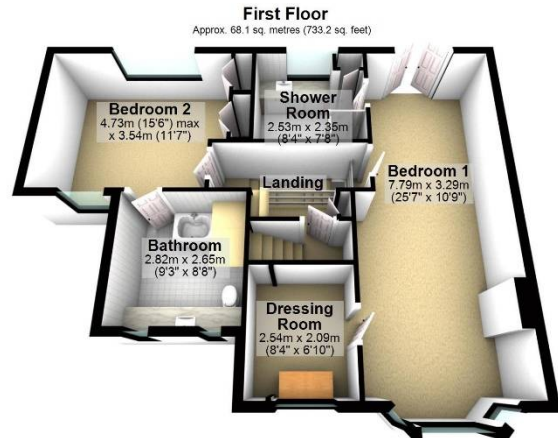
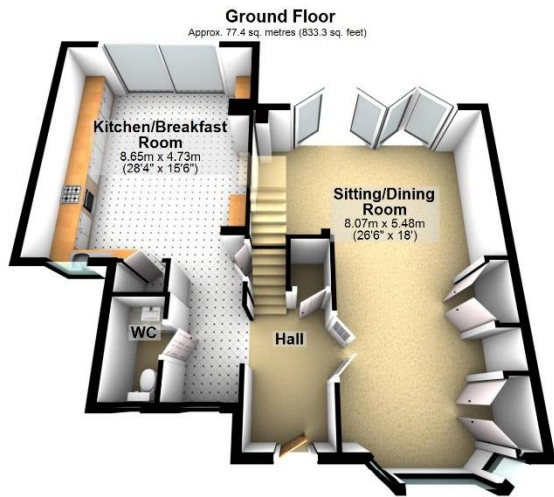
The ground floor accommodation commences with a welcoming entrance hall with a guest cloakroom and understairs cloak cupboard. The principal living room is a wonderfully spacious room, some 26ft in length with feature fireplace, traditional bay window and bi-fold doors opening to the rear garden. The kitchen/breakfast room is generously proportioned, fitted with bespoke base and wall mounted units with contrasting worktops offering ample storage space and integrated appliances. There is plenty of space for entertaining, and again there are bi-fold doors to bring the house and garden together as one. The first floor offers two large double bedrooms, both with stylish en suite shower rooms, the principal bedroom also with a dressing room. On the top floor is a further bedroom with an en suite w/c and wash hand basin.

Exterior

The front garden offers a block-paved driveway with space for one car alongside mature shrub borders. The rear garden is a real treat, with Epping Forest as a stunning back-drop. The garden is predominantly paved for ease of maintenance with mature shrub and tree borders with gates to maximise the view of the forest.



Main area: Approx. 168.6 sq. metres (1814.6 sq. feet)
Plus eaves, approx. 6.9 sq. metres (63.0 sq. feet)



Total area: approx. 174.4 sq. metres (1877.6 sq. feet)

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 4th June, 2024