

PRINCES ROAD,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Traditional Victorian semi-detached house | Three double bedrooms | Two reception rooms with period features | Open plan kitchen / living space | Principal bedroom with en suite | Potential to extend under planning ref. EPF/0372/22 | South facing rear garden backing onto forest | Attached garage | Superb location for Queens Road, Central Line & schools | EPC rating tbc / Council Tax band

Guide Price
£895,000

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A charming three double bedroom late-Victorian property which offers a wonderful mix of period features whilst having a great design for modern living. There is also planning consent passed to further extend the ground floor living space. The house is situated right in the heart of Buckhurst Hill with parking for three cars and a south facing rear garden backing onto Epping Forest.

Location

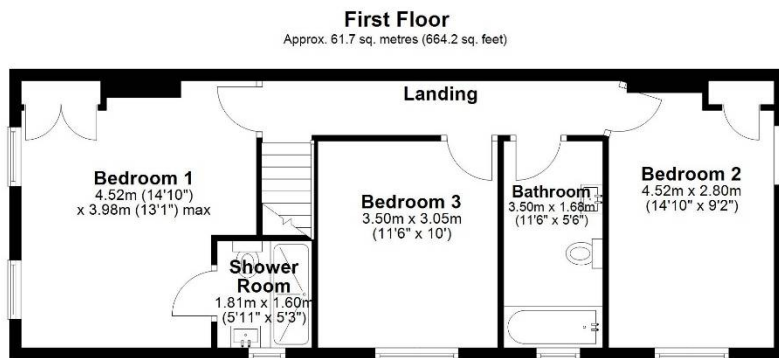
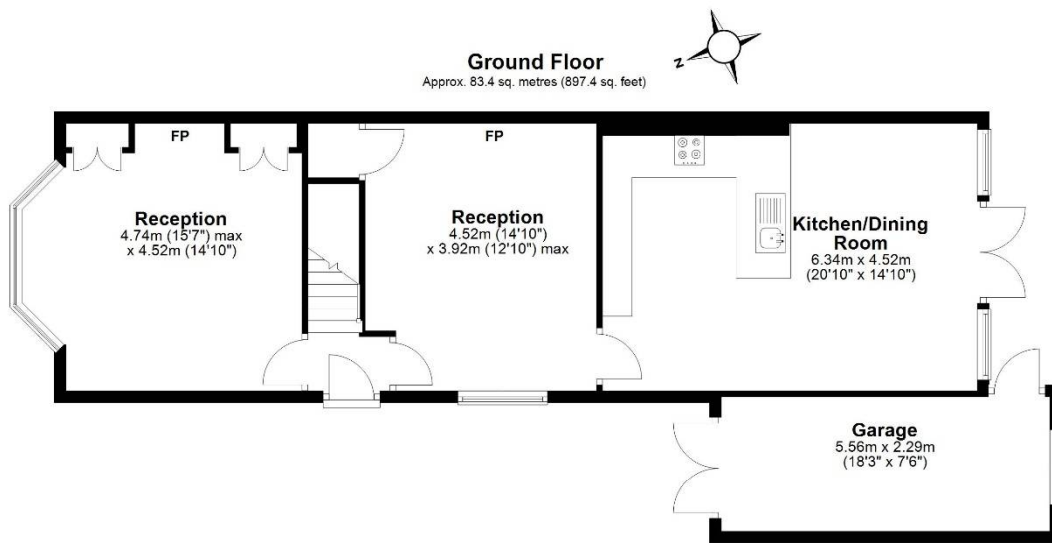
This property is to be found at the lower end of Princes Road, ideally situated just a short stroll from Queens Road, Waitrose, the Central Line station and access to Epping Forest. Queens Road offers a wonderful mix of independent shops, cafes and restaurants. The Central Line provides direct links to the City, West End and Canary Wharf, and for road users the M11, M25 and routes into London are all close by. The area is well served by both state and independent schools, and with Epping Forest surrounding the area, you are never short of leisure pursuits.

Interior

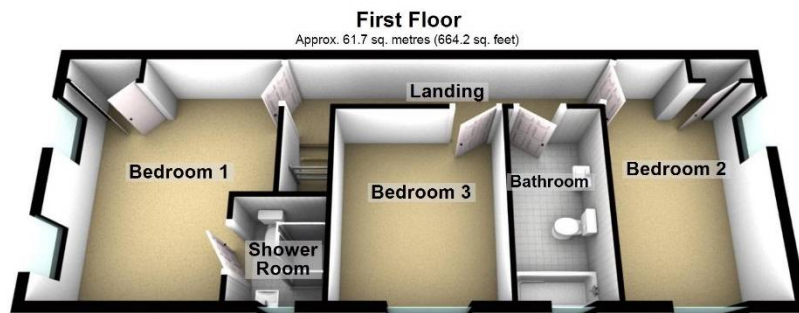
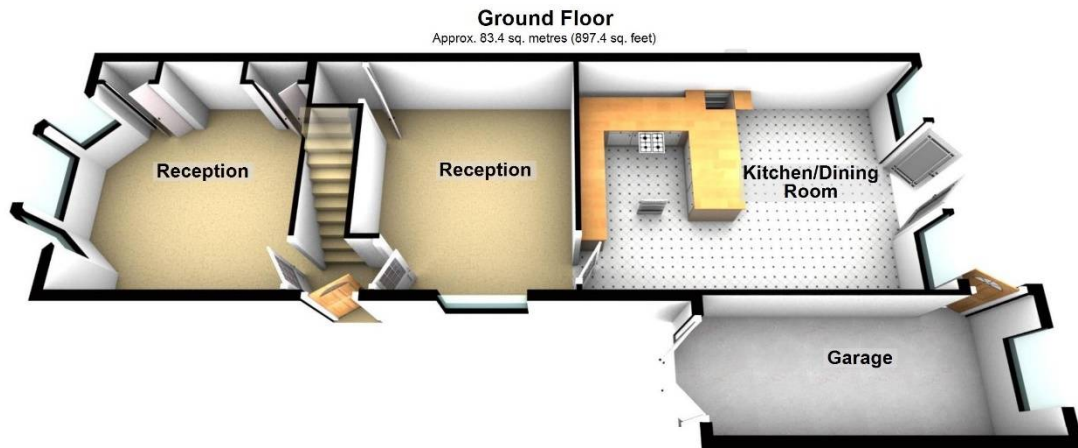
This stylishly presented Victorian property has two reception rooms, the front room used as a sitting room with a traditional sash bay window, log burner, high ceilings and bespoke storage and shelving to the alcoves. The rear reception is presently used as a more informal lounge with exposed floorboards, sash window and a similar neutral decor. To the rear of the house, looking onto the rear garden, is a spacious kitchen/living space with contemporary units with contrasting wooden worktops, island and space for a range cooker. There is plenty of room for a dining table to accommodate all the family. French doors open to the garden to bring the house and garden together, and being south facing is a naturally bright and airy space. Upstairs are three well appointed double bedrooms, the principal bedroom with a luxury walk in shower. The owners have in recent times secured planning permission under EPF/0372/22 to demolish the garage and substantially extend the ground floor living space to maximise the use of the plot.

Exterior

The property sits on a larger than average plot for Princes Road with driveway parking for up to three cars which also gives access to the garage. The rear garden is south facing, backs directly onto Lord's Bushes, which is part of Epping Forest, and measures approximately 100ft in length. The garden commences with a patio area directly to the rear of the house with an extensive lawn with mature shrub and tree borders. To the rear of the garden is a sizable storage shed and there is a gate giving access to the forest.



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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 15th October, 2024