

PRINCES ROAD,
BUCKHURST HILL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Stunning 2/3 bedroom Victorian house | Wonderful mix of period & contemporary features | Spacious reception rooms | Bespoke kitchen/living space | Master bedroom with en suite/dressing room | Luxury family bathroom | Landscaped rear garden | Excellent spot for Queens Road, schools & Central Line | EPC rating *tbc* / Council Tax band D

Price Range
£800,000 to
£825,000

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A simply stunning Victorian property which has been completely transformed by the present owners. Offering a wonderful mix of both period and contemporary features the house offers three bedrooms, two luxury bathrooms, a spacious living room and a bespoke kitchen with a second sitting area looking onto a delightful rear garden.

Location Princes Road is the perfect location for Queens Road, with its boutique shops, cafes, restaurants and Waitrose Supermarket. The Central Line Station is just a short walk away, with its direct links to the City, West End and Canary Wharf, and for road users the M11, M25 and routes into London are all easily accessible. The area is a popular choice for families, being so well served by highly regarded state and independent schools including St. Johns Primary, Bancrofts, Loyola & Daglen, and with Epping Forest and an excellent choice of sports clubs close by, including a David Lloyd, there are plenty of leisure opportunities to hand.

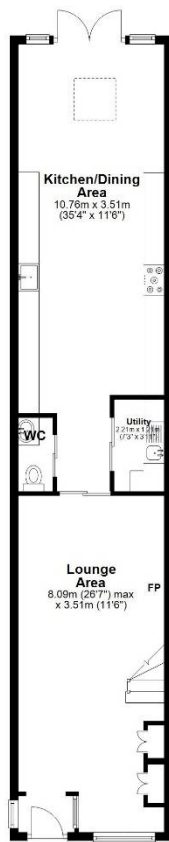
Interior This attractive and spacious property, which offers over 1,500 sq. ft of accommodation, commences with an entrance lobby which opens into a bright and spacious principal reception room with sash windows, porcelain flooring, working open fireplace, fitted storage and exposed brickwork. A sliding Crittal style door takes you through to the hub of the house, starting with a utility room and guest cloakroom and then opening into the kitchen/living/dining space. The kitchen is fitted with bespoke handpainted Shaker style units with quartz worktops with a butler sink, Smeg range cooker and integrated appliances. The remainder of the room looks onto the garden with ample space for both dining and a lounge area, and with the Crittal style doors, the house and garden are naturally brought together. On the first floor are two double bedrooms, the principal bedroom offering a touch of luxury with the end wall being completely glazed to maximise the view which has a backdrop of trees and offers privacy, with a generous en suite bathroom/dressing room with a Lusso stone suite with freestanding 'egg bath', open shower and wardrobes. The other bedrooms are served by another bathroom, this with a freestanding nickel-plated copper bath and separate shower. On the top floor is a further bedroom built into the eaves, a perfect space for guests or working from home.

Exterior There is a small front garden with space for a few pots, and then to the rear is a wonderfully landscaped garden measuring over 90ft in length. The area directly to the rear of the house has been designed to offer a space for relaxation, using railway sleepers and both ornamental and tropical plants to add to the feeling of privacy. Beyond this section is a large gazebo, perfect for entertaining al fresco and then there is a further area which could be transformed into a more traditional garden area. Princes Road has residents' parking and permits are available at a nominal fee from the Essex Parking Partnership.



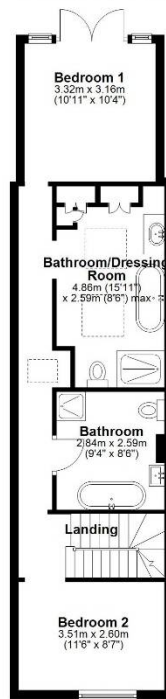
Ground Floor

Approx. 66.5 sq. metres (715.4 sq. feet)



First Floor

Approx. 53.4 sq. metres (574.6 sq. feet)

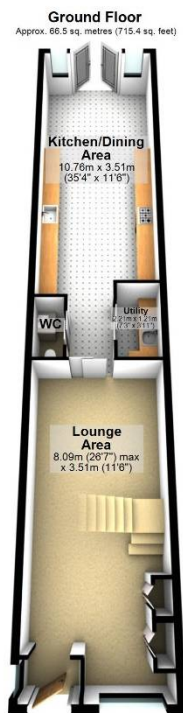


Second Floor

Main area: approx. 14.7 sq. metres (158.1 sq. feet)
Plus eaves: approx. 9.4 sq. metres (100.9 sq. feet)



Main area: Approx. 134.5 sq. metres (1448.1 sq. feet)
Plus eaves: approx. 9.4 sq. metres (100.9 sq. feet)



Total area: approx. 143.9 sq. metres (1549.0 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 24th April, 2025