

LOWER QUEENS ROAD,  
BUCKHURST HILL,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Charming Victorian semi-detached house | Three/four bedrooms | Two reception rooms with period features | Modern fitted kitchen  
Conservatory / utility room | 75ft garden with large outbuilding | Parking for 3/4 cars | Central Line just a short walk away | Excellent location for schools & Queens Road | EPC rating D57 / Council Tax band D

**Guide Price**  
**£675,000**

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Farr O'Neil are delighted to offer this charming semi-detached Victorian house which offers a wonderful mix of both modern and period features, with two reception rooms, three bedrooms, an extra room in the loft, spacious garden room and parking to the front and rear. The house is ideally situated for the Central Line and sought after schools, so perfect for any growing family.

### **Location**

Lower Queens Road is a characterful no through road, with a mix of similar period properties. The house is ideally located for Buckhurst Hill Central Line station (less than five mins walk away), with its direct services to the City, Canary Wharf and West End. Queens Road's cafes, restaurants, boutique shops and Waitrose Supermarket are a similar walk away. The area is well served with both state and independent schools, with Buckhurst Hill Community Primary School just further down the road. For leisure pursuits, there are the green spaces of Roding Valley Nature Reserve and Epping Forest with an excellent choice of sports clubs and a David Lloyd Leisure Centre close by.

### **Interior**

This charming Victorian property offers a wonderful mix of contemporary and period features commencing with two reception rooms. The front room is presently a sitting room with a log burner, traditional bay window, wooden flooring and storage and shelving to the alcoves. The rear reception is used as a dining room with a Victorian style fireplace and wooden flooring. This room opens to a stylish contemporary kitchen with white high gloss units with contrasting wooden worksurfaces, and then off the kitchen is a conservatory / utility room with a delightful outlook towards the rear garden. On the first floor are three well appointed bedrooms served by a modern family bathroom, and then on the top floor is a room in the loft - perfect for working from home or as a guest room.

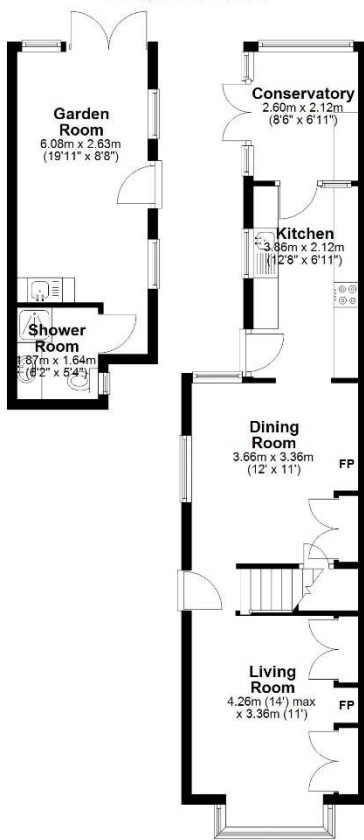
### **Exterior**

This property sits on a larger than average plot with parking for 2 cars to the front, and via a service road to the rear space for a further two cars. The property also benefits for a large outbuilding with a shower room - so perfect as a studio / workshop / home office.



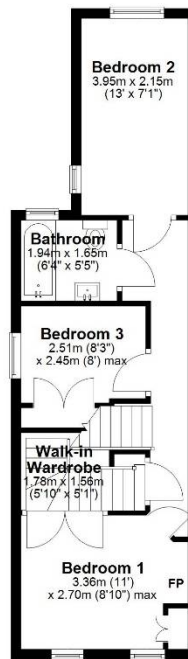
### Ground Floor

Main area: approx. 43.3 sq. metres (466.1 sq. feet)  
Plus outbuildings: approx. 17.5 sq. metres (188.7 sq. feet)



### First Floor

Approx. 37.8 sq. metres (407.4 sq. feet)



### Second Floor

Main area: approx. 19.3 sq. metres (208.0 sq. feet)  
Plus eaves: approx. 7.4 sq. metres (79.3 sq. feet)



Main area: Approx. 100.5 sq. metres (1081.5 sq. feet)  
Plus outbuildings: approx. 17.5 sq. metres (188.7 sq. feet)  
Plus eaves: approx. 7.4 sq. metres (79.3 sq. feet)



Total area: approx. 125.4 sq. metres (1349.5 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 20th May, 2025