

## Princes Road

Approximate Gross Internal Area = 1408 sq ft / 130.8 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 21 sq ft / 2 sq m  
Shed = 100 sq ft / 9.3 sq m  
Total = 1529 sq ft / 142.1 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



## Princes Road, Buckhurst Hill Asking Price £835,000 Freehold

- Elegant period home
- Large garden of approximately 95 foot
- Ground floor W.C
- Fabulous family bathroom with roll top bath
- 0.2 Miles to Buckhurst Hill Central Line Station
- Three double bedrooms
- Two generous reception rooms
- En-suite to principal bedroom
- Side access
- Close to Forest Land and an array of schooling

# Princes Road, Buckhurst Hill

Petty Son & Prestwich are pleased to offer to market this fine period home, positioned on Princes Road. Centrally located, this stunning home is close to all the amenities on offer within the popular Buckhurst Hill area.



Council Tax Band: E



**\*SOLD BY PETTY SON AND PRESTWICH\*** Lying just behind the fantastic array of independent shops and café's on Queens Road, this beautiful home is within easy walk of a range of fantastic amenities, including a local Waitrose (0.2 miles) and Buckhurst Hill Central Line Station (0.2 miles). There is an abundance of open green space satisfying the needs of those hoping for easy access to walking and cycling routes thanks to direct access to Forest Land and Kings Place Play area just at the end of the road (0.1 miles). There are also a number of well-regarded state and private schools within easy reach, including Buckhurst Hill Community Primary School (0.5 Miles) and St Johns C of E Primary School (0.6 Miles), both rated Good by Ofsted.

The home itself has been beautifully maintained both outside and in, providing a classic Victorian exposed brick façade, neatly edged by a brick and iron work boundary wall and mosaic pathway on approach. Internally, the choice to mix a neutral colour palette emphasises the high ceilings and natural light on offer, with the warm wooden tones coming from the exposed flooring in the downstairs area adding a warmth to the spacious rooms. An elegant formal reception to the front is separated by the homes entrance hall, which in turn leads to an open-plan family/dining room and kitchen. From the rear living space there are wonderful views over the large garden, something that can be enjoyed whilst dining, cooking or working from the handy home office area at the very end of the kitchen, where an additional, utility room with W.C can also be accessed.

To the first floor there are two well proportioned double bedrooms and an opulent family bathroom fitted with a period bathroom suite including a striking roll top bath placed centrally in the room. The loft has been converted to provide a generous principal bedroom and en-suite shower room with surprisingly good head height, with the bedroom enjoying bespoke, fitted wardrobes, air conditioning and sash style windows.

To the rear there is a generous garden of approximately 95 feet enjoying side access and with a sizeable brick-built shed to the rear. The patio provides the perfect place to open the French doors from the kitchen and enjoy the sunshine in

the summer months, in what is a fantastically private garden for such a central location.

EPC RATING: D64  
Council Tax Band: E

**SITTING ROOM**  
14'4" x 14'2"

**DINING ROOM**  
14'4" x 10'10"

**KITCHEN**  
19'2" x 9'3"

**BEDROOM ONE**  
17'9" x 13'7"

**BEDROOM TWO**  
15'0" x 12'0"

**BEDROOM THREE**  
11'0" x 8'8"

**SHED**  
13'9" x 7'5"