Daniel Frank

91 Queens Road
Buckhurst Hill, IG9 5BW

Exceptional New-Build Family Home Combining Classic Elegance with Contemporary Luxury.

An outstanding newly built, semi-detached five-bedroom family home extending to approximately 3,026 sq ft, offering beautifully proportioned accommodation over three floors, an exceptionally generous rear garden and a superb specification throughout.

Behind its handsome gabled façade with bay windows and elegant stone detailing, the property combines traditional architectural character with contemporary family living. Particular highlights include a separate living room, spectacular 39 ft kitchen/dining/family room, four en-suite bedrooms, striking walnut staircase and private off-street parking.

The property is offered chain free and is ideally positioned approximately 0.3 miles from Buckhurst Hill Central Line Station.

Ground Floor

A spacious entrance hallway creates an impressive first impression, with a striking walnut staircase forming an elegant focal point.

To the front is a beautifully proportioned separate

Tenure Freehold
Council Epping Forest

living room with bay window, providing a comfortable and private reception space away from the main family area.

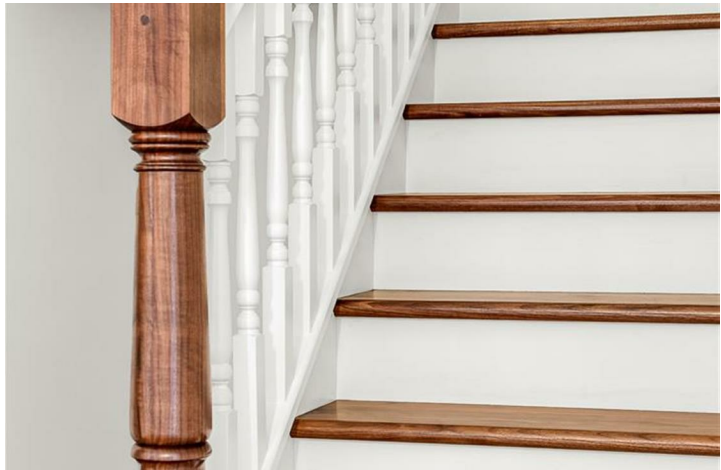
To the rear, the outstanding 39 ft open-plan kitchen, dining and family room forms the heart of the home.

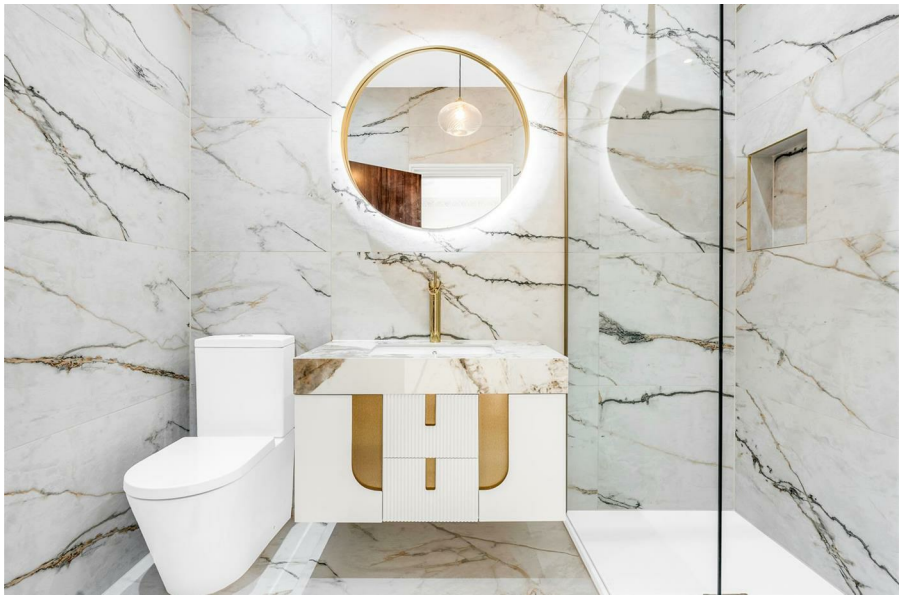
Rooflights fill the space with natural light, while large doors open directly onto the garden, creating an excellent connection between indoor and outdoor living.

The contemporary kitchen is fitted with an extensive range of Bosch appliances, including a steam oven, microwave, warming drawer, induction hob, extractor and dishwasher.

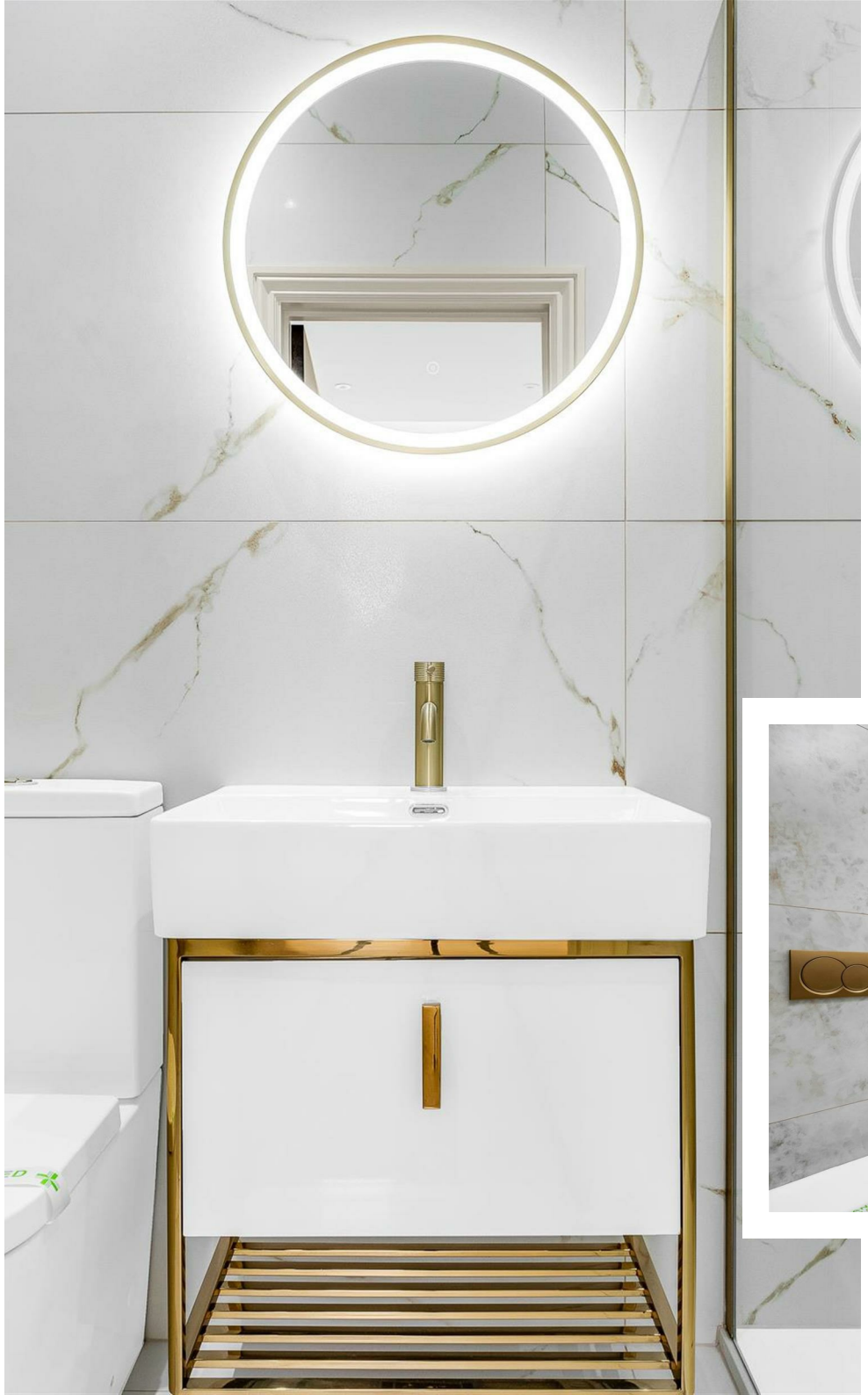
Beyond the main living space is the exceptionally generous rear garden, providing substantial space for entertaining, children's play and outdoor family life.

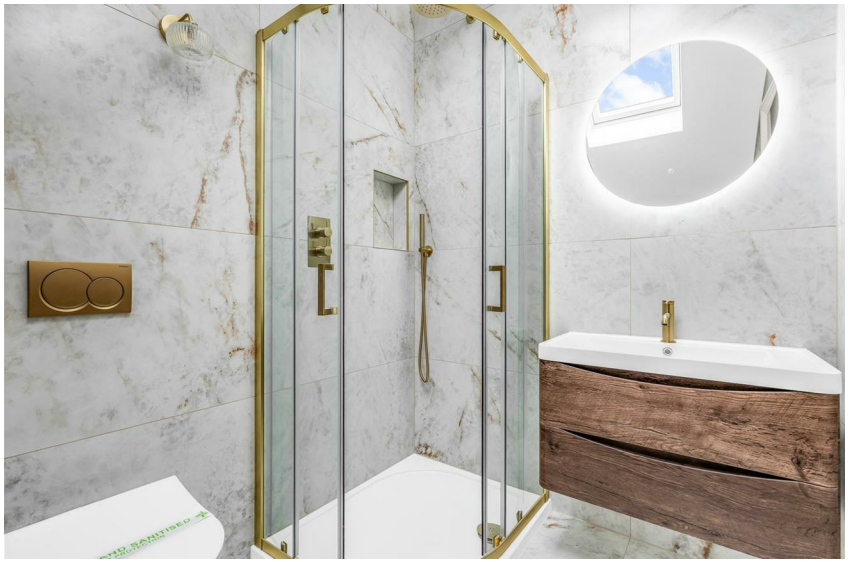
A separate utility room with Bosch washing machine and a guest WC complete the ground floor.





Your Next Chapter





Your Next Chapter

Ground Floor
Area: 121.7 m² ... 1310 ft²

First Floor
Area: 90.1 m² ... 969 ft²

Second Floor
Area: 69.4 m² ... 747 ft²

Total Area: 281.2 m² ... 3026 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

First Floor

The first floor provides three generous bedrooms.

The principal bedroom features an attractive bay window and private en-suite shower room, while a second bedroom also benefits from its own en-suite.

A contemporary family bathroom serves the third bedroom.

Second Floor

The second floor offers two further spacious bedrooms, each with its own en-suite shower room, together with useful additional storage.

The arrangement provides excellent flexibility for older children, guests, extended family or additional private accommodation.

Specification & Technology

The property has been designed with comfort, efficiency and security in mind.

A Mitsubishi air source heat pump with a 300-litre hot water cylinder provides heating and hot water, complemented by underfloor heating throughout the ground floor.

An EV charging point with an approximately 8.5-metre charging cable is installed, together with a comprehensive security package including CCTV, burglar alarm, video door intercom and sensor-operated external lighting.

Location

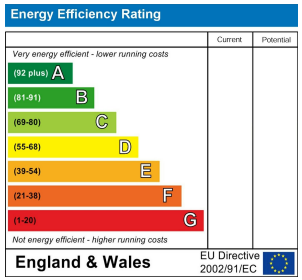
Queens Road is ideally positioned for Buckhurst Hill's excellent range of independent boutiques, cafés, restaurants and everyday amenities, including Waitrose.

Buckhurst Hill Central Line Station is approximately 0.3 miles away, providing convenient connections into Central London, while the M11 and M25 are readily accessible by road.

Families are particularly well catered for, with highly regarded state and independent schools nearby, including St John's C of E Primary School, Loyola Preparatory School, Daiglen School and Bancroft's School.

The extensive woodland and walking trails of Epping Forest are also close by, together with leisure facilities including David Lloyd and Loughton Leisure Centre.

EPC - To be confirmed.



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