PRINCES ROAD,
BUCKHURST HILL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS

Creatively extended Victorian home | Three double bedrooms Stunning kitchen / diner opening to the garden | Separate sitting room | Study / playroom | Guest cloakroom / shower room | 50ft rear garden | Resident's parking | Excellent location for schools, Central Line & Queens Road | EPC rating D67 / Council Tax band D

Price Range £725,000 to £750,000

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Situated right in the heart of Buckhurst Hill is this delightful extended Victorian property which is ideally positioned for Queens Road, the Central Line & Epping Forest. Features include a stunning open plan kitchen / living space, study, separate sitting room, three well appointed double bedrooms and a 50ft 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 surprisingly spacious Victorian property offers over 1,300 sq. ft. of accommodation arranged over three floors. The ground floor consists a generous sitting room with tiled flooring, a traditional bay window, feature fireplace and original coving. Heading to the rear of the house is a study/playroom with access to a guest w/c / shower room, and then the back section of the house has recently been extended by the present owners to create a stunning open plan kitchen / diner. The kitchen area is fitted with an extensive range of white Shaker style units with contrasting worksurfaces, there is a large island offering further storage and there is ample space for appliances, integrated and freestanding. The rear section is perfect for entertaining with bi-fold doors bringing the house and garden together, and having skylights the length of the room, creates a wonderfully bright space. On the first floor are two double bedrooms served by an ultra-stylish family bathroom, and on the top floor is a further generously proportioned double bedroom.

Exterior

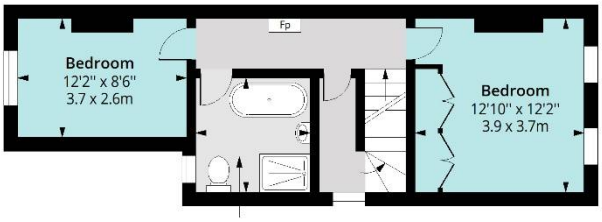
There is a tidy front garden with a side passage and gate leading to the rear garden. This is approximately 52ft in length commencing with a patio area for entertaining with the remainder laid to lawn with attractive raised borders for shrubs and flowers with a timber shed to the rear.

Princes Road IG8

Approx. Gross Internal Area 1302 Sq Ft - 120.96 Sq M

Second Floor

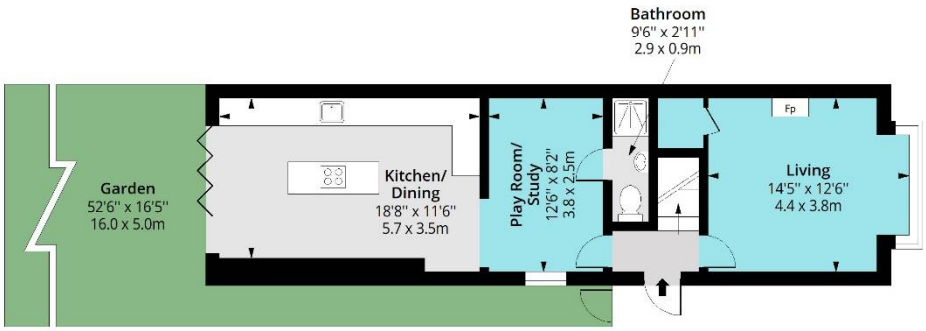
Floor Area 254 Sq Ft - 23.60 Sq M



Bathroom
8'6" x 7'10"
2.6 x 2.4m

First Floor

Floor Area 457 Sq Ft - 42.46 Sq M



Ground Floor

Floor Area 591 Sq Ft - 54.90 Sq M

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Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 2/6/2026

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 3rd June, 2026

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