



## 33 Princes Road, Buckhurst Hill, IG9 5EE

**Guide price £950,000**

Guide price: £950,000 - £980,000

Positioned on one of the most popular and desirable roads in the charming area of Buckhurst Hill, this delightful mid-terrace house on Princes Road offers a blend of period elegance and modern living. Spanning an impressive 1,703 square feet the property has one large reception room, a big kitchen/diner; and at the rear one further room with flexible usage. It provides ample space for both relaxation and entertaining.

For those with larger family needs, there are four/five bedrooms, whose double glazed windows ensure they provide tranquility. The property also boasts an impressive 120' rear garden, a small greenhouse, and large wooden shed.

Much effort has been made to conserve the period features of a house whose construction started in the mid 19th century. Efforts have been made to ensure heat is conserved. With its generous living space and thoughtful layout, this home would be very suitable for families or those who enjoy hosting gatherings.

This property is close to local amenities, parks, and excellent transport links. It has off road parking, and a front garden whose large shrubs help ensure privacy. This home is a wonderful opportunity for anyone looking to invest in a property that combines historical charm with modern convenience.

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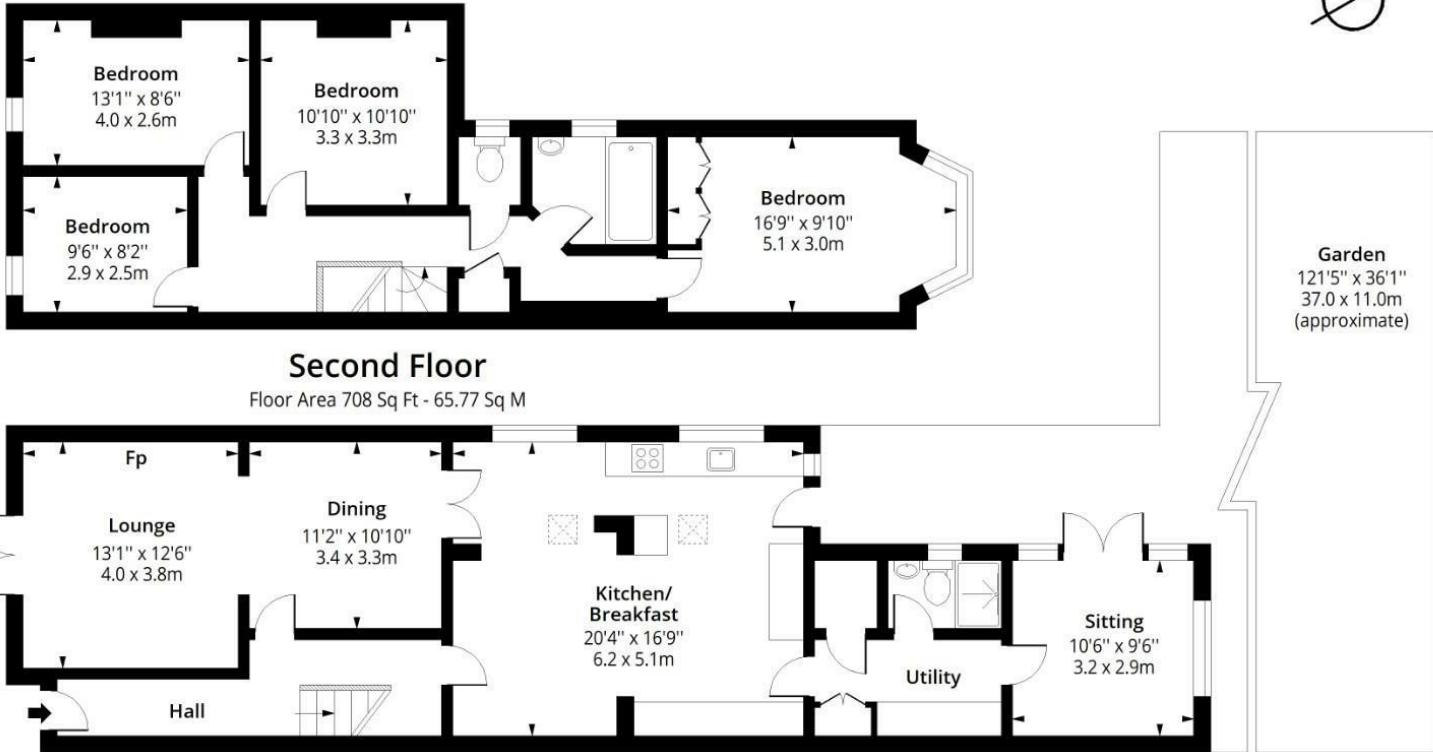
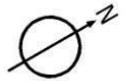


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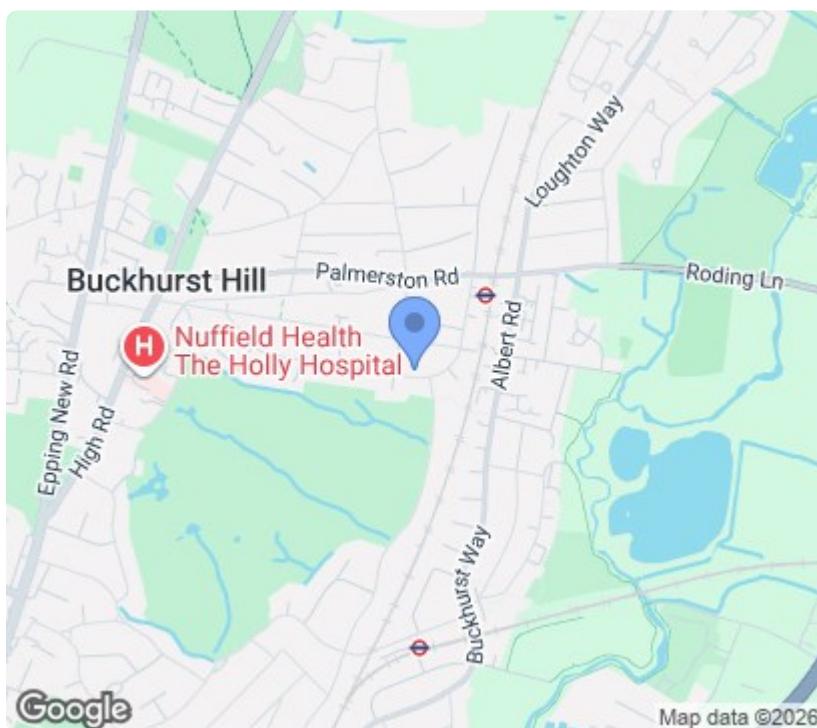
Approx. Gross Internal Area 1703 Sq Ft - 158.21 Sq M



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: 18/12/2025



| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (38-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |
| England & Wales                             |   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |         |           |
| (92 plus)   | A |         |           |
| (81-91)   | B |         |           |
| (69-80)   | C |         |           |
| (55-68)   | D |         |           |
| (39-54)   | E |         |           |
| (21-38)   | F |         |           |
| (1-20)  | G |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |         |           |
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