PRINCES WAY,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS







Stylishly presented family home | Wonderful location backing onto Epping Forest | Open plan kitchen / living space | Separate lounge / dining room | Contemporary shower rooms | Quiet-cul-sac in the heart of Buckhurst Hill | State & independent schools close by | Potential for loft conversion | Excellent location close to Queens Road & Central Line | EPC rating C73 / Council Tax band E

Guide Price
£800,000

020 8504 9344 | info@farroneil.co.uk | www.farroneil.co.uk









A wonderfully presented semi-detached property which occupies a stunning spot, backing directly onto Epping Forest. The present owners have created a stunning family home with three bedrooms, sitting room, open plan kitchen / living space, two contemporary shower rooms, all with the forest as a delightful back-drop.

Location

Princes Way is a cul-de-sac of just 13 similar properties, and this semi-detached house backs directly onto Lords Bushes, which is a delightful area of Epping Forest. Ideally located for both state and independent schools, with Queens Road's shops, cafes and restaurants a short walk away. The Central Line Station at Buckhurst Hill is equally convenient with its direct access to the City, West End, and Canary Wharf, and for road users the M11, M25 and routes into London are close by.

Interior

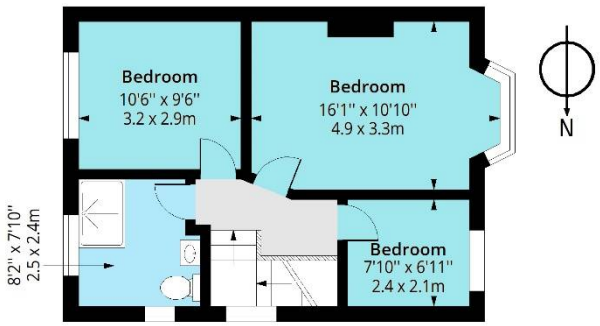
This contemporary property commences with a welcoming entrance hall with wooden flooring and light and airy decor. To the front aspect is a lounge / dining room with a traditional bay window, wooden flooring and fitted units to the alcoves. The rear of the ground floor has been opened up to create a superb hub of the home. The kitchen area is fitted with white gloss units, contrasting worktops and integrated appliances, with a central island and breakfast bar. There is plenty of space for sitting and dining areas and the bi-fold doors bring the house and garden together and maximise the view of the forest. Off the kitchen is a very handy and remodelled shower room / guest w/c. Upstairs are three well appointed bedrooms, served by a luxury shower room with an oversize shower area and stylish fittings. Many of the houses in Princes Way have extended into the loft to add a fourth bedroom, so would imagine this being an opportunity to extend the living space (stpp).

Exterior

The front garden is block paved with space for two cars along with a sideway leading to the rear garden. The back garden is an absolute treat, looking straight towards Lords Bushes, which is a part of the wider Epping Forest, creating a stunningly quiet and relaxing spot. The house opens onto a raised tiled terrace with a glass balustrade and steps down to the principal area which has an artificial lawn, flower borders and there is a gate straight into the forest.

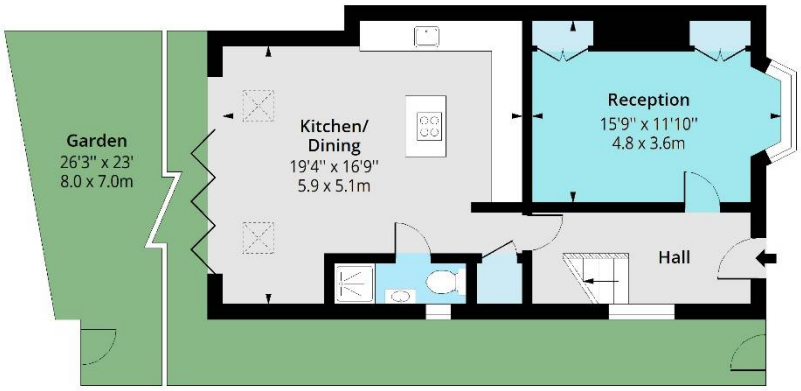
Princes Way IG9

Approx. Gross Internal Area 1096 Sq Ft - 101.82 Sq M



First Floor

Floor Area 474 Sq Ft - 44.03 Sq M



Ground Floor

Floor Area 622 Sq Ft - 57.78 Sq M

RICS 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: 18/9/2026

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 18th September, 2026

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