

TRENT ROAD,  
BUCKHURST HILL,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Charming late Victorian property | Sought after location in the heart of Buckhurst Hill | Spacious lounge / dining room with original style fireplaces | Double glazed wooden sash windows | Two double bedrooms | Good size first floor bathroom | West facing rear garden | Central Line & Epping Forest a walk away | Excellent location for Queens Road & St. John's Primary | EPC *tbc* / Council Tax band D

**Price Range**  
**£625,000 to**  
**£650,000**



A charming two bedroom brick fronted Victorian property which is situated in a sought after spot, just a short walk from Queens Road, St. John's Primary School and Epping Forest. The house retains many original features and comprises of a spacious lounge/dining room, fitted kitchen, sun room, two double bedrooms, spacious bathroom and a west facing rear garden.

### Location

Trent Road is a small residential turning of similar Victorian properties, situated just a stone's throw away from the Village Green and Pond. Buckhurst Hill always proves a popular choice for families with a good range of state and independent schools, including the highly regarded St Johns Primary School which is just a stroll away. Queens Road's boutique shops, cafes, restaurants and Waitrose Supermarket are also nearby together with the Central Line Station with its direct links into the City and West End. The area is also well served for leisure pursuits, surrounded by Epping Forest and with a good selection of tennis, cricket and golf clubs with a David Lloyd Centre a short drive away.

### Interior

The ground floor accommodation commences with a welcoming entrance hall with stairs to the first floor and door into a spacious through lounge/dining room. To the front aspect is a traditional bay window with wooden double glazed sash windows with cafe style shutters and the focal point of the room are the two matching fireplaces with gas fires. The kitchen, looking onto the rear garden, is fitted with base units and contrasting tiled worktops with ample space for appliances and storage alike. A naturally bright space with windows to two aspects and a door to the sun room which offers excellent further storage space and a spot to sit looking onto the rear garden. Upstairs are two double bedrooms and spacious family bathroom. The front bedroom is a delightful double room with fitted wardrobes and two sash windows looking onto Trent Road and the family bathroom is generously proportioned with a heritage style white suite and exposed floorboards.

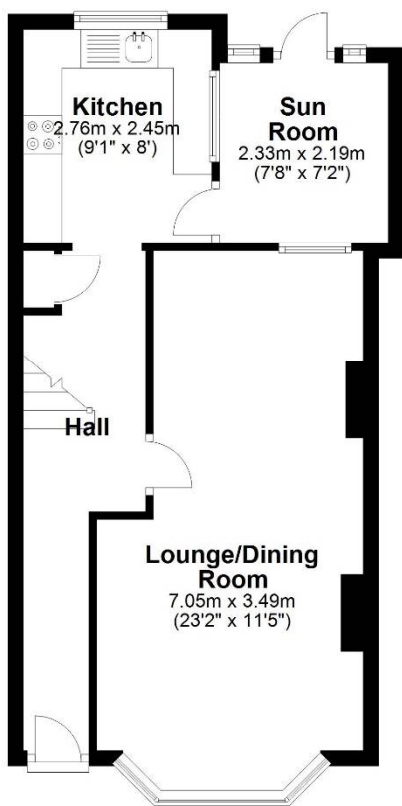
### Exterior

There is a small shingled front garden with a dwarf wall and to the side of the house is a communal path which leads to the rear of the neighbouring gardens, creating very useful access. The rear garden is a real treat, west facing so perfect for the afternoon and evening sun, with a paved area and mature tree and shrub borders, and measuring approximately 40ft in length.



### Ground Floor

Approx. 41.8 sq. metres (449.5 sq. feet)

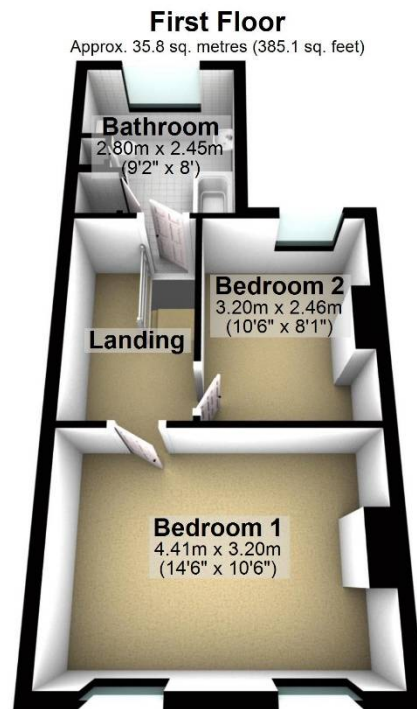
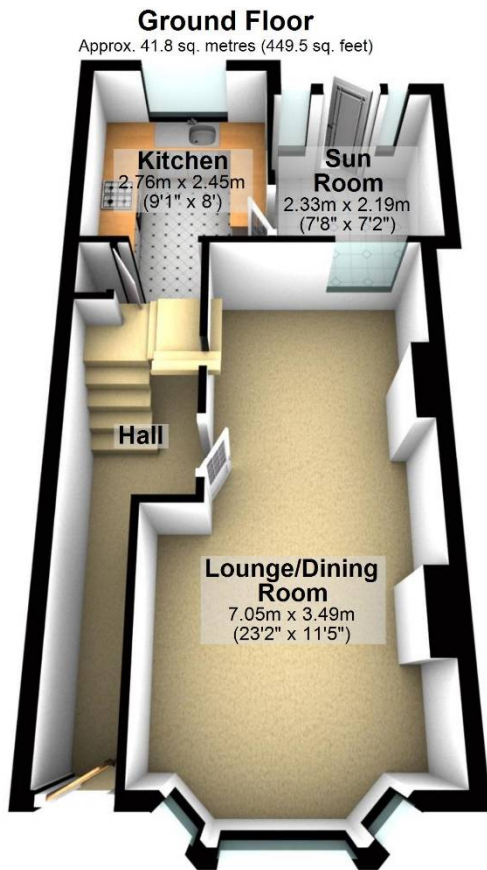


### First Floor

Approx. 35.8 sq. metres (385.1 sq. feet)



Total area: approx. 77.5 sq. metres (834.6 sq. feet)



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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 March, 2024