

PRINCES ROAD,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Attractive late Victorian property | Two interconnecting reception rooms | Kitchen & breakfast room | Two bedrooms & first floor bathroom | Scope to extend & improve | Large loft room with solid staircase | Approximately 70ft rear garden | Sought after state & independent schools close by | Queens Road & Central Line a short walk away | EPC rating E42 / Council Tax band D

Guide Price
£600,000



Offering enormous potential to both extend and improve is this two bedroom Victorian house which is situated just a stone's throw from Queens Road and the Central Line Station. Features include two interconnecting reception rooms, kitchen and breakfast room, a first floor bathroom and a spacious loft room.

Location

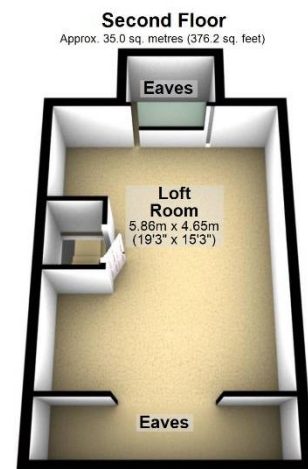
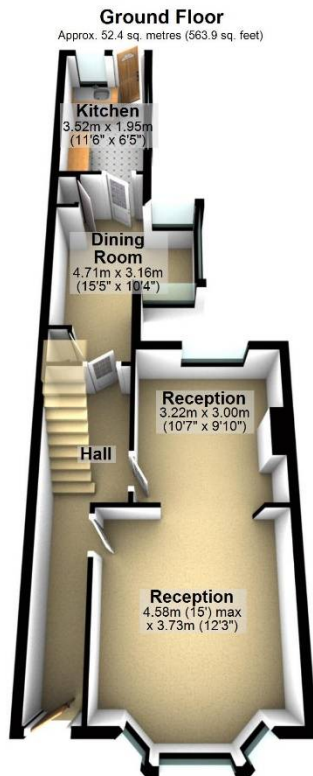
This property is to be found at the lower end of Princes Road, ideally situated just a short stroll from Queens Road, Waitrose, the Central Line station and access to Epping Forest. Queens Road offers a wonderful mix of independent shops, cafes and restaurants. The Central Line provides direct links to the City, West End and Canary Wharf, and for road users the M11, M25 and routes into London are all close by. The area is well served by both state and independent schools, and with Epping Forest surrounding the area, you are never short of leisure pursuits.

Interior

This attractive Victorian property offers enormous scope to extend and improve, but presently offers two interconnecting reception rooms, a breakfast room and kitchen to the rear. Upstairs are two good sized bedrooms and a family bathroom. There are solid stairs from the landing up to a spacious loft room, which appear to offer the potential to create a master bedroom and en suite, subject to usual consents. The windows to the front of the house are double glazed sash windows and the central heating boiler was updated in recent times.

Exterior

There is a small front garden and to the rear is a garden approximately 70ft in length, somewhat overgrown, but with pedestrian access from the neighbouring driveway.



Total area: approx. 131.1 sq. metres (1410.7 sq. feet)

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 6th October, 2023