

HILLS ROAD,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Four bedroom late Victorian property | Facing Buckhurst Hill Pond & St John's Church | Two reception rooms with period features | 30ft kitchen / breakfast room | Principal bedroom with en suite | Utility room / guest cloakroom | South facing rear garden | St. John's Conservation Area | Excellent location for schools, shops & Central Line | EPC rating D60 / Council Tax band E

**Guide Price
£1,135,000**

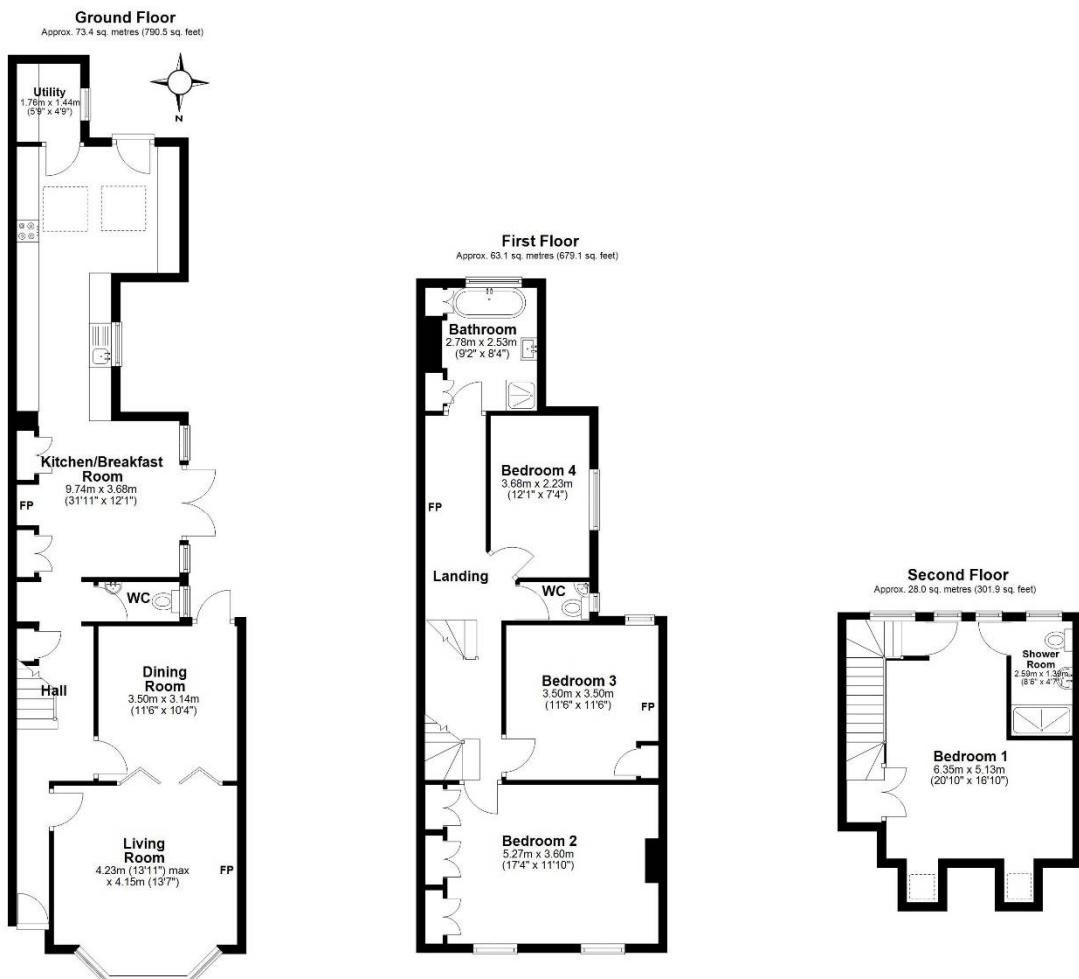


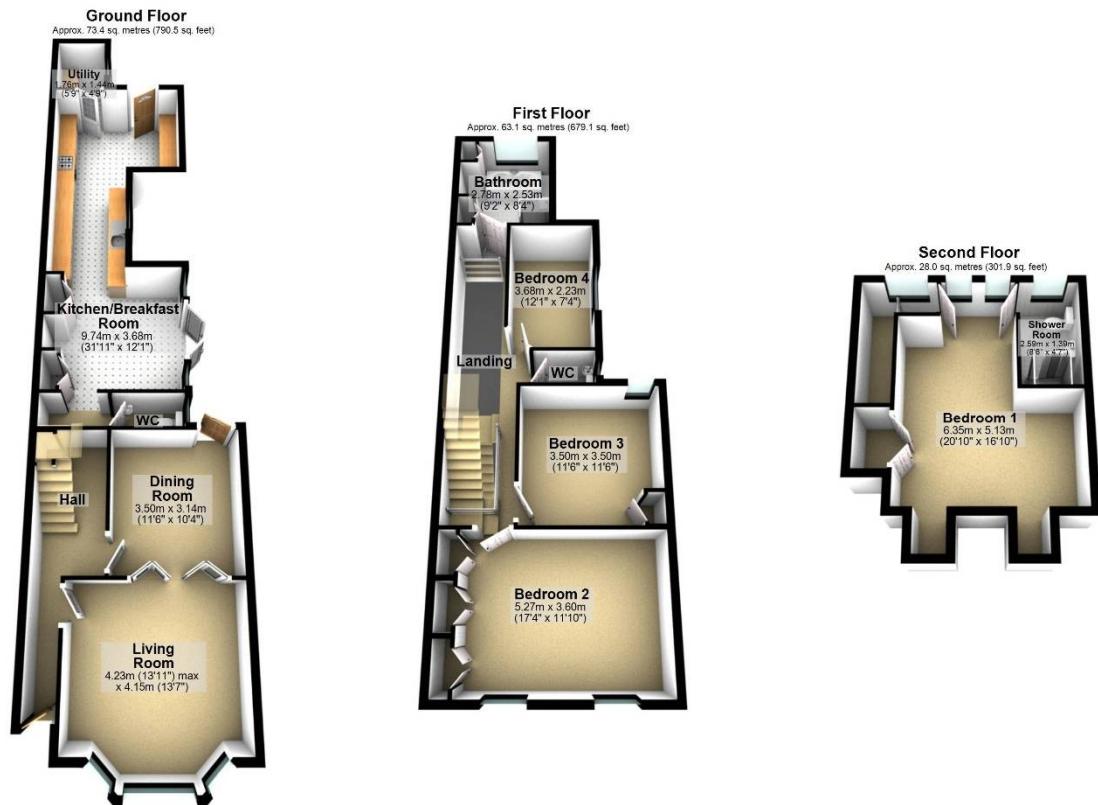
A delightful four bedroom property situated in the St. John's Conservation Area, which dates back to 1885, and offers a wonderful mix of contemporary and period features. The house offers four double bedrooms, two reception rooms, a 30ft kitchen / breakfast room, a south facing garden and off-street parking. The house has a stunning outlook facing Buckhurst Hill pond and St. John's Church.

Location

Hills Road has a lovely mix of late Victorian properties, and is situated just a stone's throw away from the Village Green and Duck 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 short 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 with a good selection of tennis, cricket and golf clubs. Epping Forest is on the doorstep, the largest open space in London at just over 6,000 acres. It's a haven for people and wildlife, offering open grasslands, majestic woodlands, deep ponds and the sounds of birds and insects.

Agent's note - Under Section 21 of the Estate Agents Act 1979 (declaration of interest) we have a duty to inform potential purchasers of this property that the vendors are Directors of Farr O'Neil Limited.





Total area: approx. 164.6 sq. metres (1771.4 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 21st June, 2025