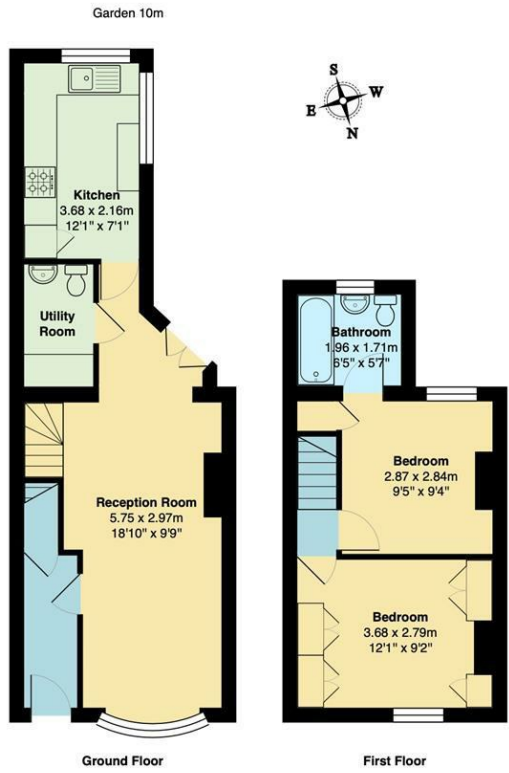




Total Area: 62.1 m² ... 668 ft²  
All measurements are approximate and for display purposes only.

Reception Room  
18'10" x 9'8"

Utility Room

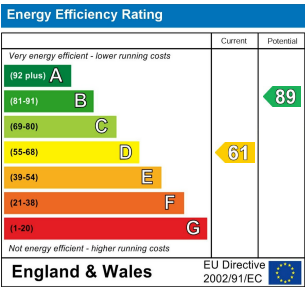
Kitchen  
12'0" x 7'1"

Bedroom  
12'0" x 9'1"

Bedroom  
9'4" x 9'3"

Bathroom  
6'5" x 5'7"

Garden  
32'9"



## GLADSTONE ROAD, BUCKHURST HILL

Offers In Excess Of £500,000 Freehold  
2 Bed House



### Features:

- Two Bedroom Victorian House
- South Facing Garden
- Utility Room With WC
- First Floor Bathroom
- Spacious Through Lounge
- Prior Planning For First Floor Extension (Now Expired)
- Short Walking Distance to Buckhurst Hill Station
- Quick & Easy Access to Epping Forest

Full of character and charm, this cottage-style two-bedroom home features a secluded south-facing garden, a spacious through-lounge, and thoughtful touches like a ground floor utility/WC and a stylish first-floor bathroom. The location is equally impressive — just a short walk or cycle to Buckhurst Hill station, where fast Central line connections get you to Liverpool Street in 30 minutes and Oxford Circus in 41. You'll also be within easy reach of the beautiful open spaces of Epping Forest, making this the perfect blend of peaceful surroundings and city convenience.

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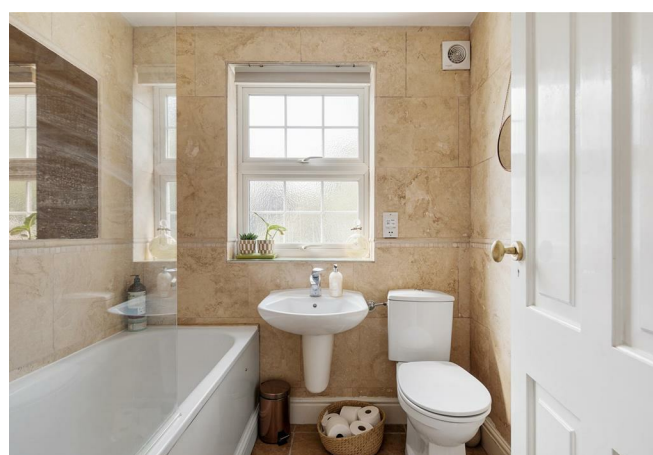
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#### IF YOU LIVED HERE...

Behind its charming frontage, this beautifully presented home offers a stylish and welcoming reception room, complete with smart flooring, soft neutral tones, and a traditional-style fireplace that adds a cosy focal point. Natural light flows in through well-positioned windows, enhancing the calm, airy feel throughout. The kitchen continues the classic aesthetic, with neat cabinetry, rustic-style flooring, and a breakfast bar that's perfect for casual dining. A separate utility/WC adds everyday convenience, while the lovely south-facing garden offers a paved patio, secure fencing, and plenty of useful storage.

Upstairs, both bedrooms are immaculately finished and bathed in light, with one featuring bespoke storage. The bathroom is sleek, contemporary, and thoughtfully designed.

Located moments from Buckhurst Hill's vibrant Queens Road, you'll enjoy independent cafés, shops, and pubs on your doorstep. The area also boasts excellent schools, easy access to

green spaces including Epping Forest and Roding Valley, and a wide range of sports clubs — offering the perfect balance of lifestyle and community.

#### WHAT ELSE?

- Located on the desirable west side of Buckhurst Hill, the property lies between the village centre and Epping Forest. There's a handy corner shop a couple of minutes' walk away at the end of the road, and a wide selection of independent stores including boutiques, cafes and restaurants shops, and larger shops such as Waitrose along nearby Queens Road.
- Your new local will be The Three Colts on Princes Road. This family friendly gastropub has a fantastic beer garden and serves hearty traditional pub meals.
- Try the Green Owl Cafe and Deli on Queen's Road for fresh and locally farmed food and groceries. They also have a great selection of vegetarian bites to eat.



#### A WORD FROM THE OWNER...

"We've absolutely loved living here. The location is really convenient to be so close to a Central Line tube station and we've enjoyed the proximity to the forest. The corner shop at the top of the road has saved us on many occasions when we've run out of milk! The neighbours are lovely, and the street in general has been a joy to live in as it is very friendly and peaceful. The house is a good size for a terrace and is ready to move in. The garden gets a great amount of sun and we've made lots of happy memories entertaining. It's given us everything we wanted and we will be sad to leave."

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