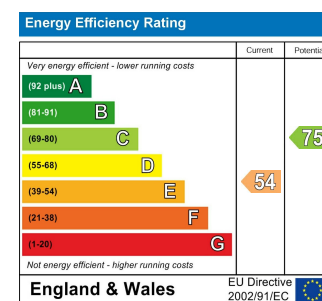
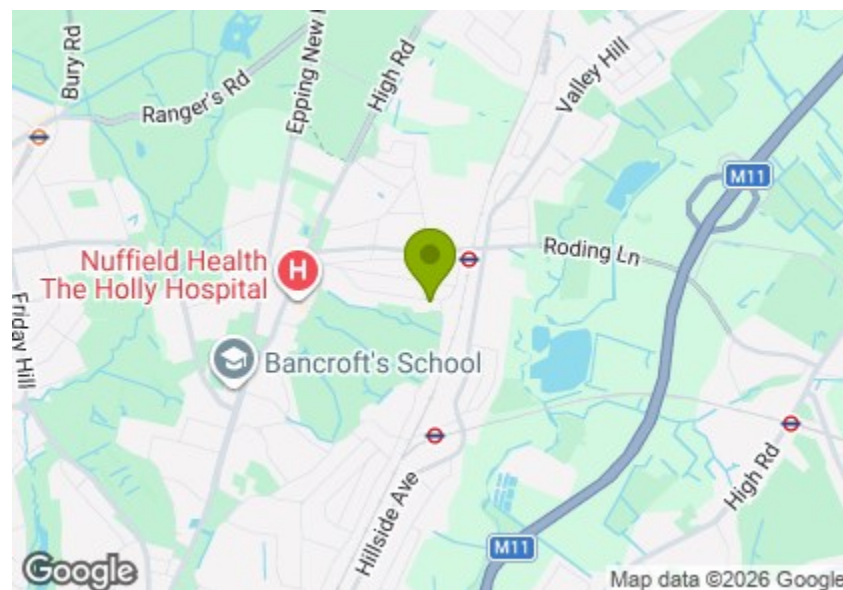




## PRINCES ROAD, BUCKHURST HILL

### Offers In Excess Of £1,150,000 Freehold

### 4 Bed House - Semi-Detached



#### Features:

- Semi Detached Victorian House
- Four Double Bedrooms
- Three Bathrooms + Downstairs WC
- Beautiful South Facing Garden Backing onto Woodlands
- Extended Open Plan Kitchen/ Diner
- Close to Shops & Tube Station
- 'Hobbit House' With Power & Woodburner
- Primary Bedroom Suite (Walk in Wardrobe/ Ensuite)
- Cellar for Storage
- Fantastic Proportions Throughout (Circa 2000sqft)

This beautifully restored four-double-bedroom semi-detached Victorian home is full of character, creativity and exquisite detail, with an enviable setting in leafy Buckhurst Hill. Spanning approximately 2,000 square feet, the interior boasts a large open-plan kitchen/diner, a bright reception room, two bathrooms, a ground floor WC, a converted loft with a walk-in wardrobe, and a cellar. Outside, the charm continues with a stunning south-facing garden and a lovely studio, complete with a wood-burning stove.

Despite its peaceful setting, you're within easy reach of the excellent amenities and transport links of both Chingford and Buckhurst Hill. For drivers, the M11, North Circular and M25 are all accessible in around 10-15 minutes.

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IF YOU LIVED HERE...

Prepare to be impressed as you approach through the beautifully landscaped front garden and step into this striking 2,000 square foot home – the kind of space that wouldn't look out of place in the pages of an interiors magazine. At the front, the elegant reception room is bathed in natural light from generous sash windows, highlighting features such as the restored fireplace and bespoke carpentry – a perfect balance of charm and craftsmanship.

To the rear, the show-stopping open-plan kitchen/diner/living room is a masterclass in architectural design. With glazing on three sides, this impressive area is flooded with natural light. A central kitchen island anchors the space, while the full-sized dining area with bespoke seating makes it ideal for family life and entertaining. High-spec appliances and premium fittings ensure the kitchen is as functional as it is stylish. A separate WC adds everyday convenience.

Step out into the large, south-facing garden, a true retreat backing onto woodland for added privacy and a sense of seclusion. At its heart is a unique 'Hobbit House' – a charming garden studio complete with wood-burning stove and full electrical connection, offering year-round versatility and endless character.

Upstairs, three immaculate double bedrooms share the beautifully designed family bathroom. The converted loft houses the stunning master, with a luxurious ensuite featuring double basins, plus a bespoke walk-in wardrobe. Thoughtful storage is integrated throughout the home, and you've also got a cellar.

Beyond your front door, Buckhurst Hill's Queens Road offers an excellent selection of independent cafes, shops, and pubs. It's a welcoming, vibrant neighbourhood that you'll enjoy getting to know from the moment you arrive.

WHAT ELSE?

– Buckhurst Hill station is a six minute walk away and will get you directly into the City (23 minutes to Liverpool Street) and West End (32 minutes to Tottenham Court Road) via the Central line.

– If you're looking for a bit of sporting action, Buckhurst Hill Bowling and Lawn Tennis club is a short stroll, and Chingford Golf Course and Chingford Cricket Club are near too.

– Parents will be pleased to know you have plenty of highly regarded primary and secondary schools in the area.



A WORD FROM THE EXPERT...

"Dating back to 1135 and originally known as 'Bucket Hill', Buckhurst Hill has come a long way since it was just a bump in the countryside. Local Langford hunting lodge became a favoured retreat of Henry VIII, where he would meet up with Anne Boleyn.

That didn't end well and these days royalty are mostly further south, although two tube stations serve the area, with direct Central line connections to the City and West End. Nonetheless, the Village Feel very much remains, with regular community events such as the annual Christmas Fair.

Queens Road has long served as the area's high street, once upon a time hosting street fairs, and now packed with shops, restaurants, cafes and supermarkets.

Favourite local watering holes including The Three Colts, while the area's many dining destinations include the Soiree Turkish Restaurant, Tandoor at the Chambers, Green Owl Café and The Queen's Rooms Steakhouse & Grill. Be sure to sample the latter's Sunday Roast.

Despite the speedy City connections there's no shortage of greenery. London's lungs of Epping Forest run through the area, while Knighton Wood and Connaught Water both provide green and blue retreats respectively.

For parents, Loyola Prep School (for boys), Braeside School, Trinity Catholic High School and the well regarded towers of Bancrofts Private School all offer a fine range of educational options."

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**Reception Room**  
17'1" x 24'4"

**Bedroom**  
10'7" x 10'10"

**Kitchen / Diner**  
17'3" x 30'6"

**Shower Room**

**Cellar**  
16'11" x 11'8"

**Bathroom**  
5'8" x 8'3"

**Bedroom**  
11'3" x 12'4"

**Bedroom**  
15'8" x 19'0"

**Bedroom**  
11'3" x 11'10"

**Walk in Wardrobe**  
10'7" x 6'4"

**Ensuite**  
10'7" x 4'6"



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