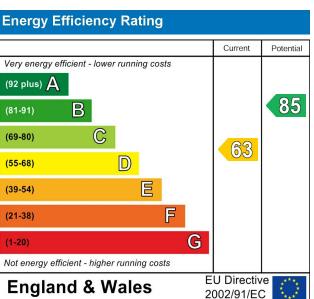
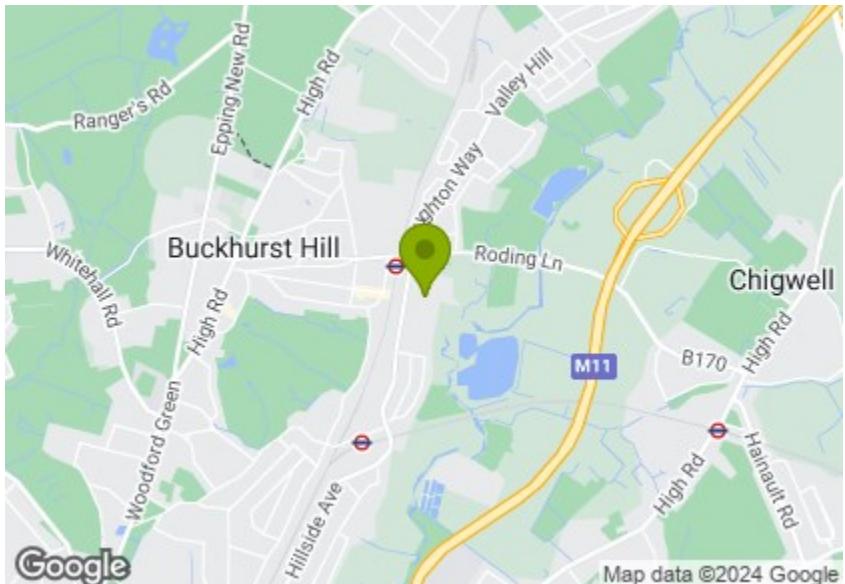




Total Area: 68.8 m<sup>2</sup> ... 740 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## ALFRED ROAD, BUCKHURST HILL Offers In Excess Of £575,000 Freehold 2 Bed House - End Terrace



### Features:

- Victorian End Terrace
- Beautifully Refurbished Throughout
- Landscaped West Facing Garden
- Replacement Double Glazed Timber Sash
- Stylish Dining Kitchen
- Through Lounge
- Loft Extension Opportunities
- Sought After Road Close To Station

A sumptuous two bedroom Victorian end terrace with a through lounge, west-facing garden and developmental potential. Sat on a quiet no through road in the heart of Buckhurst Hill, all you need is moments away, including gorgeous natural retreats.

You can join the Roding Valley footpath just two minutes from your front door, explore Roding Valley Lake and Nature reserve or stroll five minutes through town to reach Epping Forest. Lovely sunsets over duckponds a speciality.

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hello4@stowbrothers.com  
0203 369 6444

E17 & E10  
hello17@stowbrothers.com  
0203 397 9797

E18 & IG8  
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0203 369 1818

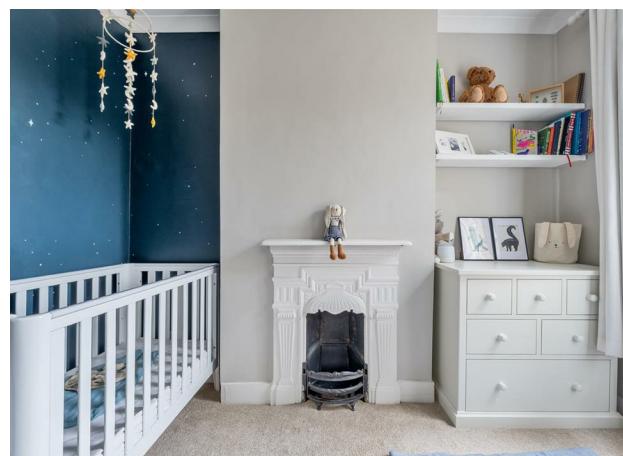
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0208 520 3077

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0203 325 7227

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#### IF YOU LIVED HERE

You'll be enjoying a tranquil suite of rooms dressed in expertly curated hues. Your 290 square foot through lounge is a fine introduction, with lovely leafy views through the paned bay window, twin fireplaces, tower radiators and cosy cream carpet underfoot. There's plenty of space for dining and some handy under stairs storage in here, too. Continue through for your dual aspect eat-in kitchen where a sky blue suite of cabinets flank a gleaming vertical tiled backsplash, and a lovely window seat's a superlative spot to curl up with a Kindle.

Open the door here to step out onto your landscaped, west-facing private garden where steps lead up to a lush lawn dotted with paving stones, lovingly tended beds bursting with colour and fragrant jasmine, and an al fresco seating area ideal for enjoying the evening sunshine. Head back inside and pad up the carpeted stairs to find your 125 square foot principal sleeper with bespoke built in storage, and a small double bedroom. Both are flawless with a vintage fireplace apiece. Lastly, your boutique chic bathroom is decked out in New York pink and pearl effect tiles with a clawfoot tub, rainfall shower cubicle and vessel sink.

Outside and Buckhurst Hill station is just a five minute stroll away, where the

Central line will whisk you straight to Liverpool Street in just twenty three minutes. Stratford's even closer for Westfield mega mall, the Olympic Park and a handy confluence of onward transport connections. Closer to home and our thoroughfare of Queen's Road is a lovely leafy enclave home to a delectable range of wining and dining spots. Be sure to check out Rue Gourmet for freshly made croissants and crepes. With easy access to the city, all the amenities you could wish for and epic greenery all right on your doorstep you've the best of all worlds here.

#### WHAT ELSE?

- Take your pick of four nearby schools rated 'Good' by Ofsted, including Buckhurst Hill Community Primary, just a few steps away from your new front door. You also have six independents just as close.
- With your loft space so far untouched, there's plenty of scope to develop your new home still further, perhaps adding a full Dormer extension as some of your neighbours have done (subject to the usual permissions). Alternatively, a roof terrace on the flat roof to make the most of evening sun was on the current owners to-do list...
- Your new local is The Three Colts, a recently refurbished rustic pub serving up bistro classics in a sunny beer garden.



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

"We've loved living in this house. It has marked so many happy memories in such a short time that we'll be very sad to leave. We first fell for the period features and light spaces in the house but it's been the location and sense of community that really made it a home."

We're just a 5 minute walk from the tube station which has made commutes into London for work super easy. Queens Road has everything we need in terms of shops so no need to drive (very handy with a baby) - who doesn't love a Waitrose? But most importantly to us has been the access to green spaces on our doorstep. Epping Forest is a stone's throw away, Roding Valley Lake and Nature Reserve start pretty much at the end of the road and Saturday mornings nearly always feature a dog walk in Knifton Woods (5 minutes from the house) with a fresh coffee and almond croissant in hand.

For us, living in Buckhurst Hill really has given us the best of both worlds. We hope this house brings the next owners as much joy and happiness as we've had here."

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**Reception**  
13'0" x 22'5"

**Kitchen / Diner**  
13'1" x 9'1"

**Bedroom**  
12'9" x 10'5"

**Bedroom**  
7'9" x 9'10"



**Bathroom**  
7'3" x 8'4"

**Garden**  
approx. 18'2" x 17'0"



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