



Princes Road, Buckhurst Hill, IG9 5EG

Guide Price £550,000

- Chain Free
- 3 Minute Walk to Buckhurst Hill Station
- Move in ready with the option to extend STPP
- Great location for shops and restaurants
- New Boiler Fitted Last Year
- Generous Garden
- Two parking spaces on front Driveway
- Council Tax Band D - £2170.11pa

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Guide Price £550,000 - £575,000

Nestled on the charming Princes Road in Buckhurst Hill, this delightful semi-detached bungalow offers a perfect blend of comfort and potential. The benefit of being offered "Chain Free" which features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bungalow also boasts a well-appointed bathroom and a functional kitchen, ensuring all your daily needs are met with ease.

One of the standout features of this property is its generous garden, which presents an excellent opportunity for those looking to extend their living space, subject to the necessary planning permissions. The outdoor area is perfect for gardening enthusiasts or for simply enjoying the fresh air on sunny days.

Convenience is key, and this bungalow does not disappoint. With parking available for two vehicles, you will never have to worry about finding a space. Additionally, the property is just a three-minute walk from Buckhurst Hill Station, providing easy access to central London and beyond.

Recent upgrades include a new boiler installed last year, which comes with a three-year warranty, ensuring peace of mind for the new owner. Furthermore, the property is chain-free, allowing for a smooth and straightforward purchase process.

In summary, this charming bungalow on Princes Road is a rare find, combining a prime location, ample outdoor space, and modern conveniences. It is an excellent opportunity for anyone looking to settle in the desirable area of Buckhurst Hill.

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 D

Council Tax Band: D



Lounge
4.32 x 3.76 (14'2" x 12'4")

Dining
3.02m x 2.95m (9'11" x 9'8")

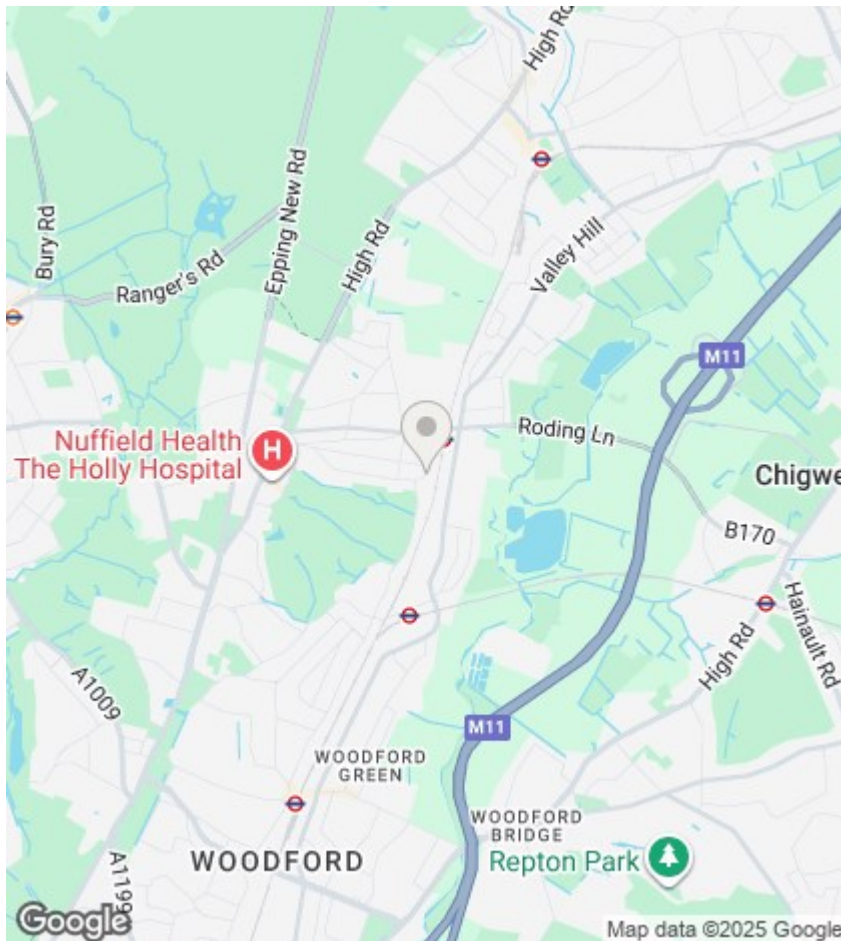
Kitchen
4.57mx 1.80m (15'x 5'11")

Bedroom One
3.71m x 3.05m (12'2" x 10'0")

Bedroom Two
3.71m x 2.46m (12'2" x 8'1")

Bathroom
1.75m x 1.75m (5'9" x 5'9")

Garden
21.03mx 7.01m (69'x 23')



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating

D

Council Tax Band

D

Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

Ground Floor

Approx. 59.5 sq. metres (640.9 sq. feet)

