



Princes Road, Monarch Place IG9

Offers Over £550,000

- Ideally Located
- Patio Garden
- Downstairs WC
- Family Bathroom

- Excellent Transport Links
- Open Plan Lounge And Diner
- Primary Bedroom With En Suite

- Off Road Parking And Garage
- Separate Kitchen
- Additional Double Bedroom

Princes Road, Monarch Place IG9

Ideally Located - Excellent Transport Links - Off Road Parking And Garage - Patio Garden - Open Plan Lounge And Diner - Separate Kitchen - Downstairs WC - Primary Bedroom With En Suite - Additional Double Bedroom - Family Bathroom



Council Tax Band: E



Benefiting from a desirable residential location with excellent transport links, this two bedroom home offers both convenience and comfort, making it an ideal choice for professionals, small families, or investors.

This spacious terraced home offers a well balanced accommodation across two floors, with the ground floor featuring a generous open plan lounge and dining area, perfect for both relaxing and entertaining, along with a separate fitted kitchen and a convenient downstairs WC.

Upstairs, you'll find two well proportioned bedrooms. One benefits from built in storage and a private en suite, while the second is served by a modern family bathroom.

Outside, a low-maintenance patio garden provides a private outdoor space, and the property also includes off road parking and a garage for added convenience.

Situated in the desirable area of Buckhurst Hill, this property offers a perfect balance of convenience and greenery. Excellent transport links are available in the local area, such as Buckhurst Hill Central Line Station providing easy access to Central London, and good road links that connect to the M11 and M25. A wealth of local amenities can be found in the area, notably Queens Road, which is home to an abundance of boutique shops, cafes and restaurants, as well as larger supermarkets. For outdoor lovers, Epping Forest and Roding Valley Nature Reserve offer scenic walking trails and lush open green spaces.

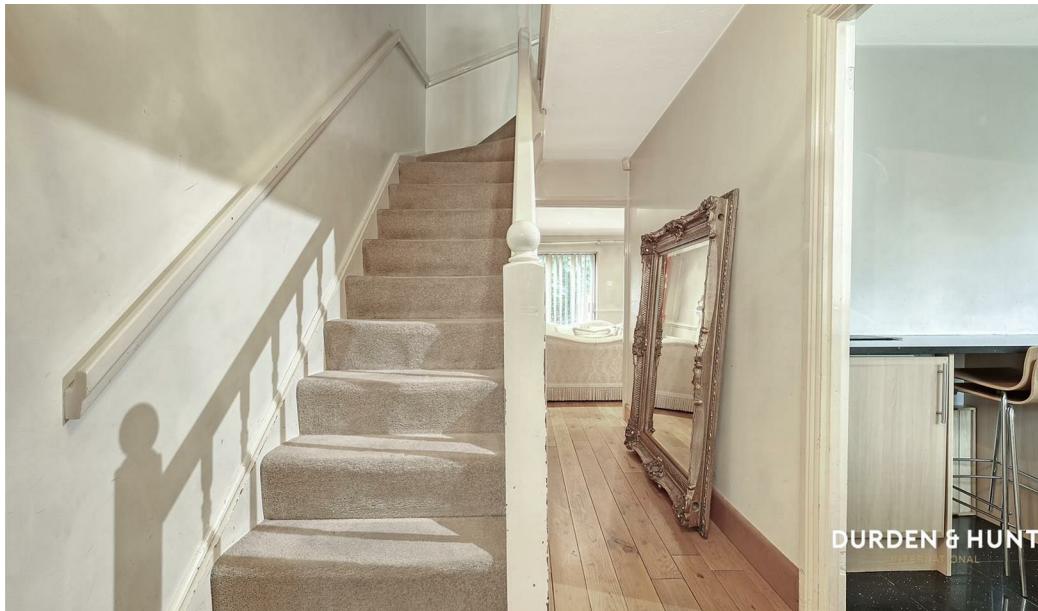
Contact Durden & Hunt for a viewing!

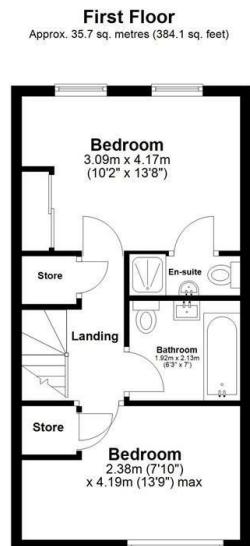
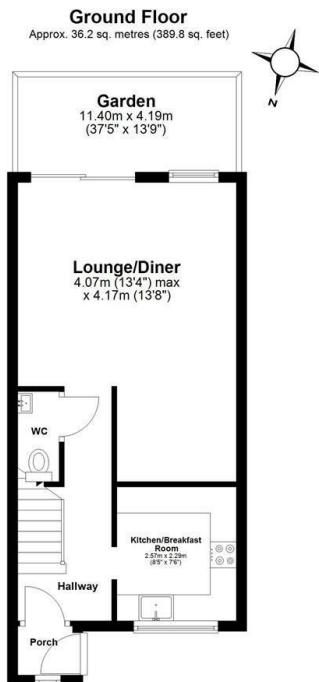
Council Band E Epping Forest

Consumer Protection from Unfair Trading Regulations 2008.
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances. Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.







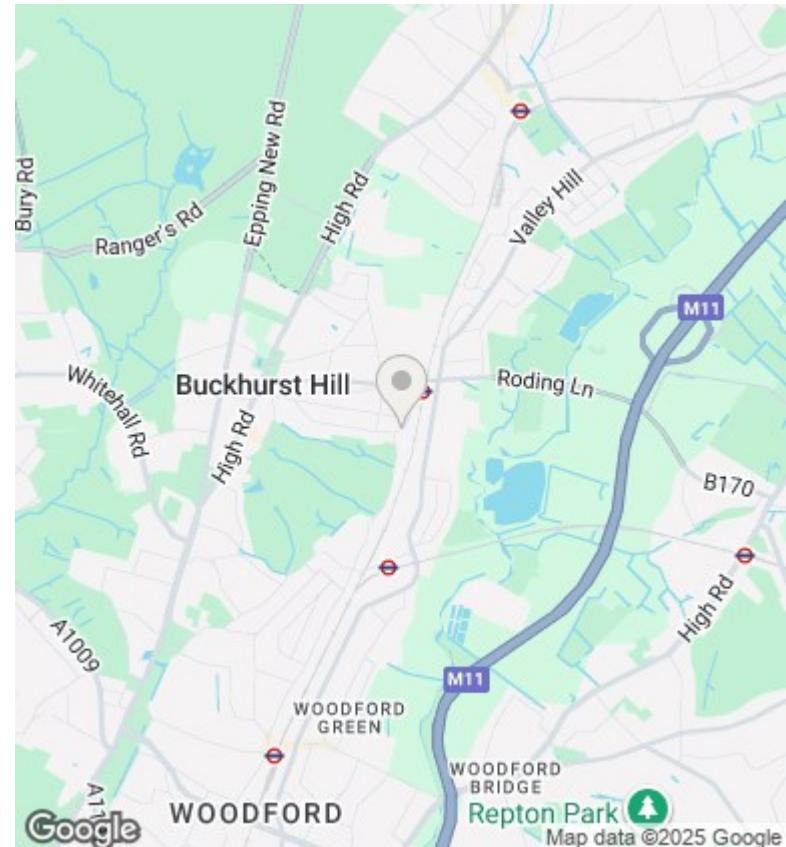
Total area: approx. 71.9 sq. metres (773.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephoto | www.modephoto.co.uk

Plan produced using PlanUp.TM

Monarch Place



Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	89
(81-91)	B	
(69-80)	C	75
(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