



96 Princes Road, Buckhurst Hill, Essex, IG9 5DZ

Asking price £675,000

Edward Taub are proud to offer for sale this delightful period cottage on Princes Road, the property offers a perfect blend of comfort and style. Spanning an impressive 1,011 square feet, the property features two well-appointed reception rooms one with direct access to an impressive 100' plus rear garden with a gate leading out to Knighton Woods.

The two spacious bedrooms are designed to be inviting and restful, making them ideal retreats at the end of a long day. The first floor bathroom is conveniently located, ensuring ease of access for all residents and guests plus an additional ground floor shower room.

This home is perfect for those seeking a tranquil lifestyle while still being close to local amenities and transport links. With its appealing layout and generous living space, this property presents an excellent opportunity for first-time buyers or those looking to downsize without compromising on comfort.

Do not miss the chance to make this lovely house your new home in the heart of Buckhurst Hill.

Buckhurst Hill Office
62-64 Queens Road
Buckhurst Hill
IG9 5BY

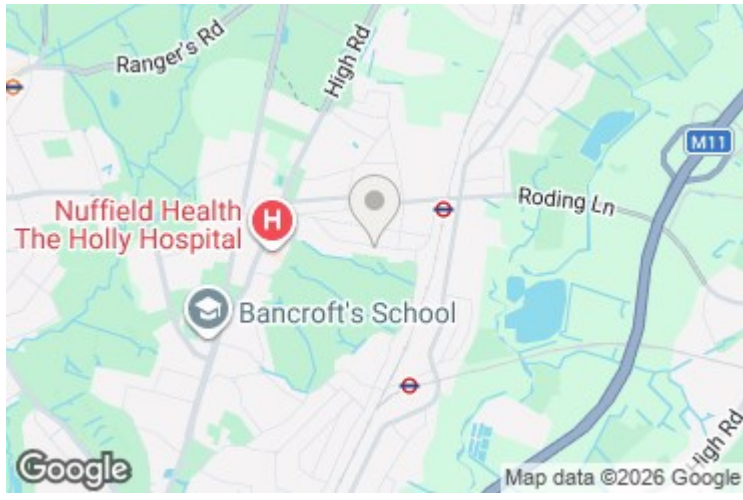
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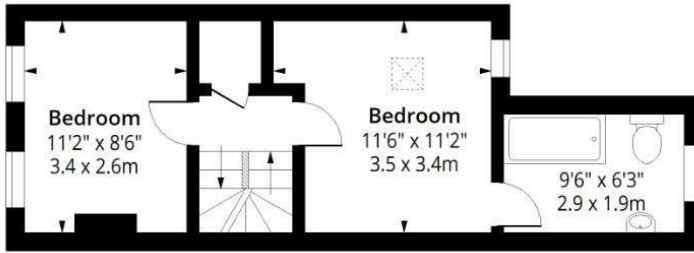
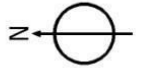


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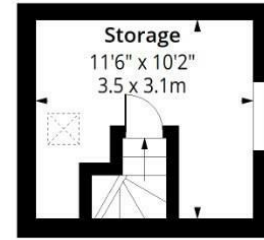
Princes Road IG9

Approx. Gross Internal Area 1011 Sq Ft - 93.92 Sq M



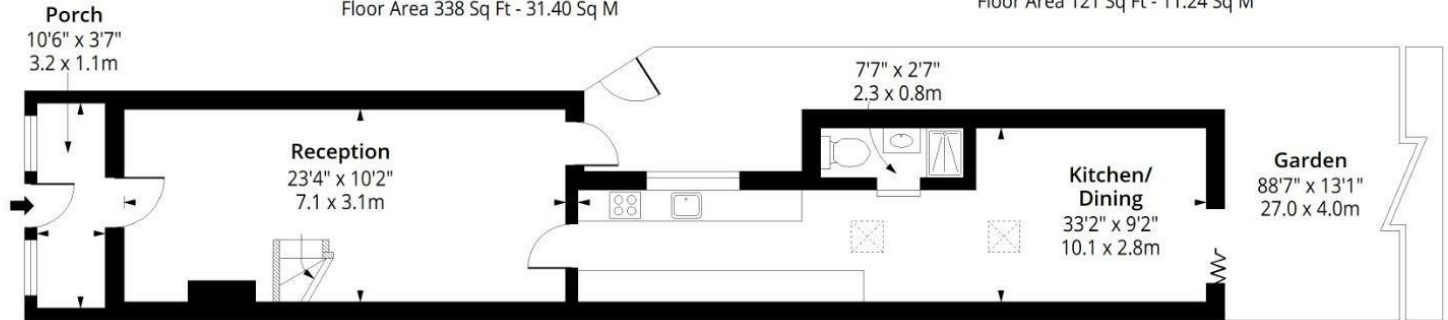
First Floor

Floor Area 338 Sq Ft - 31.40 Sq M



Second Floor

Floor Area 121 Sq Ft - 11.24 Sq M



Ground Floor

Floor Area 552 Sq Ft - 51.28 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 8/5/2026



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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