



P R I M E R E S I D E N T I A L

P R E S E N T S

Russell Road, Buckhurst Hill



elliott **E | J** james

PRIME RESIDENTIAL

# Russell Road, Buckhurst Hill



Welcome to Russell Road, Buckhurst Hill - a charming detached 4 bedroom 3 reception house, built in 1982, offers a perfect blend of comfort and style. Set within multiple school catchments and walking distance to local amenities to include Waitrose and central line station.

As you step inside, you are greeted by a spacious reception room, cloakroom and living room ideal for entertaining guests or simply relaxing with your family. One of the highlights of this property is the bespoke fitted kitchen, complete with elegant granite worktops which look over a well maintained garden with out building. In addition the kitchen benefits from a separate utility room.

With four bedrooms and two bathrooms, there is ample space for everyone to enjoy their own privacy. The property is being offered chain-free, providing you with a hassle-free buying experience. Additionally, there is an option to extend the house further, subject to planning permission, allowing you to tailor the property to your specific needs and desires.

Don't miss this opportunity to own a beautiful home in a sought-after location. Contact us today to arrange a viewing and take the first step towards making this house your own.



The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



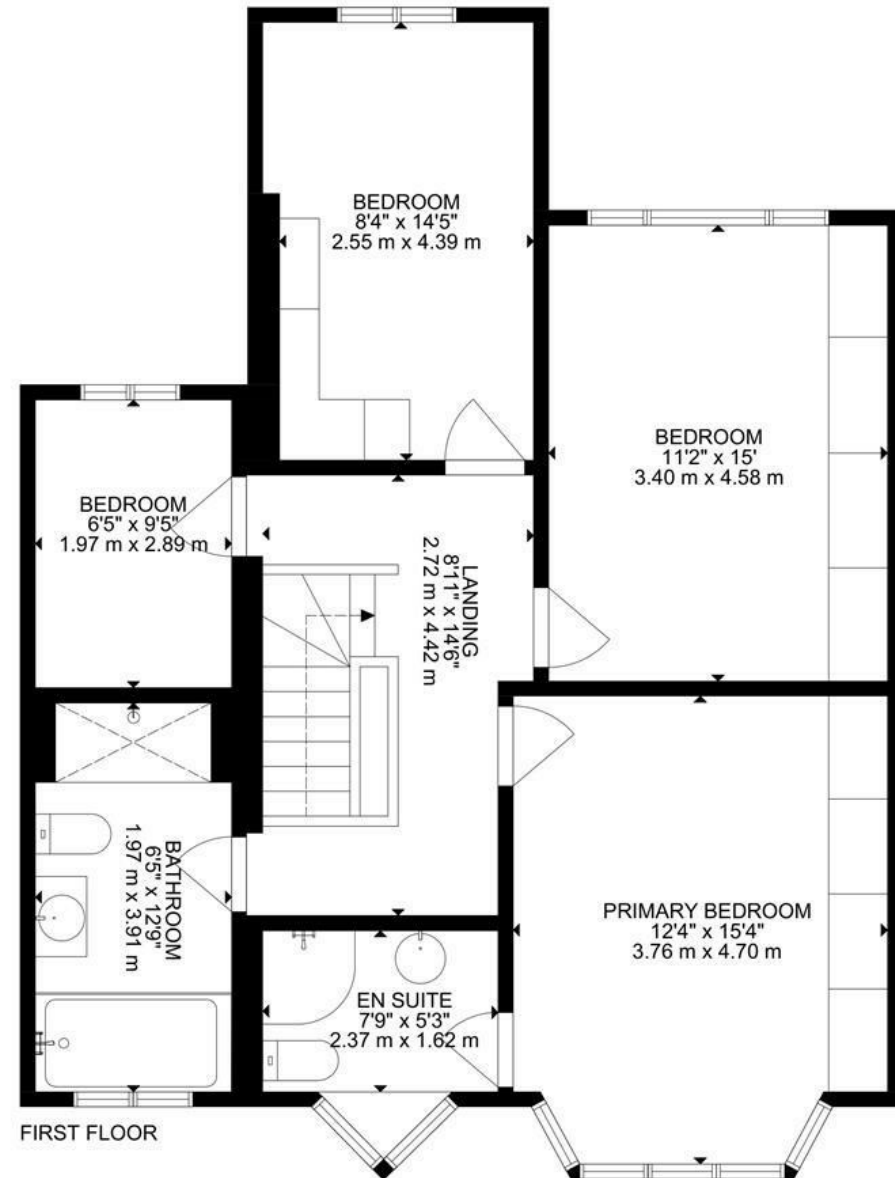
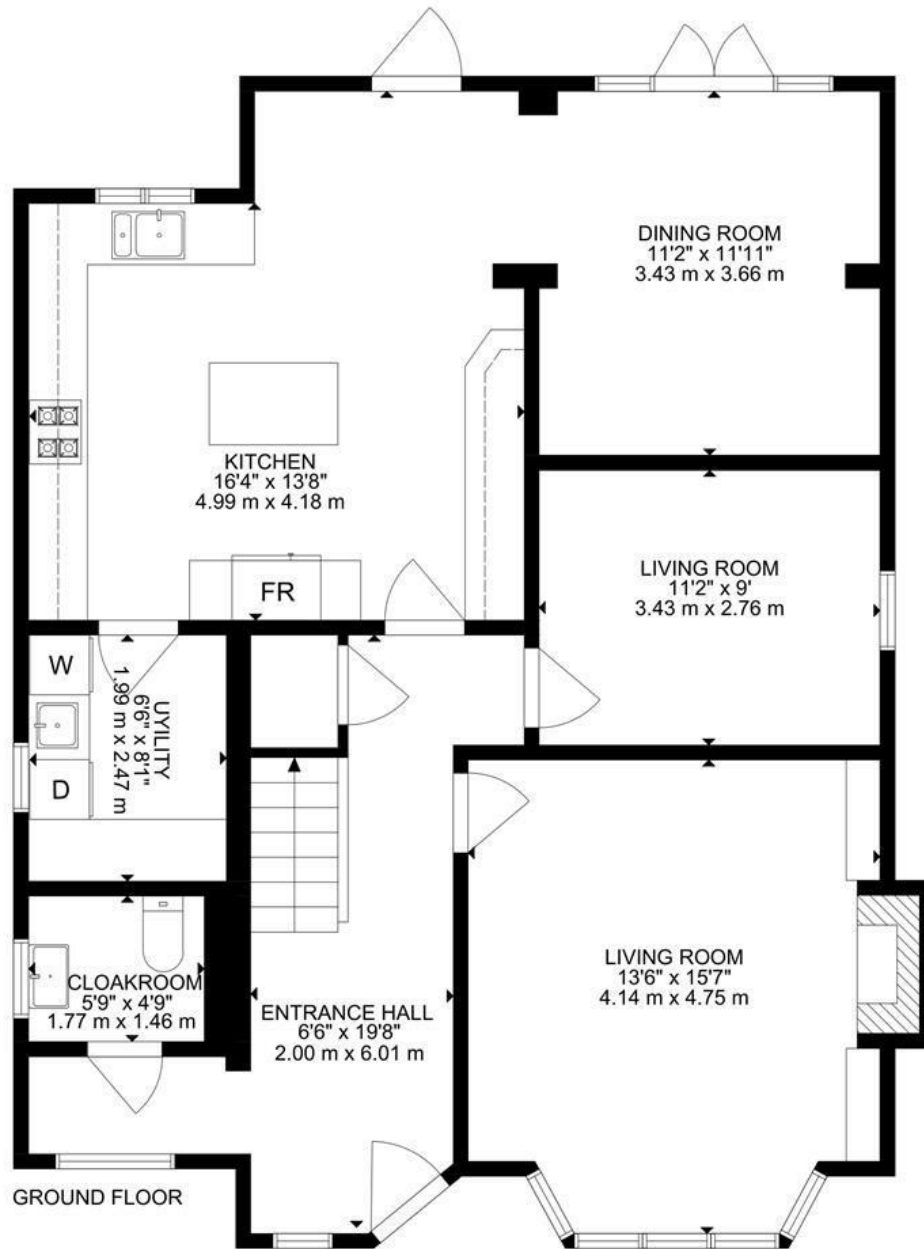
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Daniel Thomas**  
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Sqft 1829.00 sq ft	Type House - Detached	Style 1980s
Bedrooms 4	Receptions 3	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest	Tax Band F

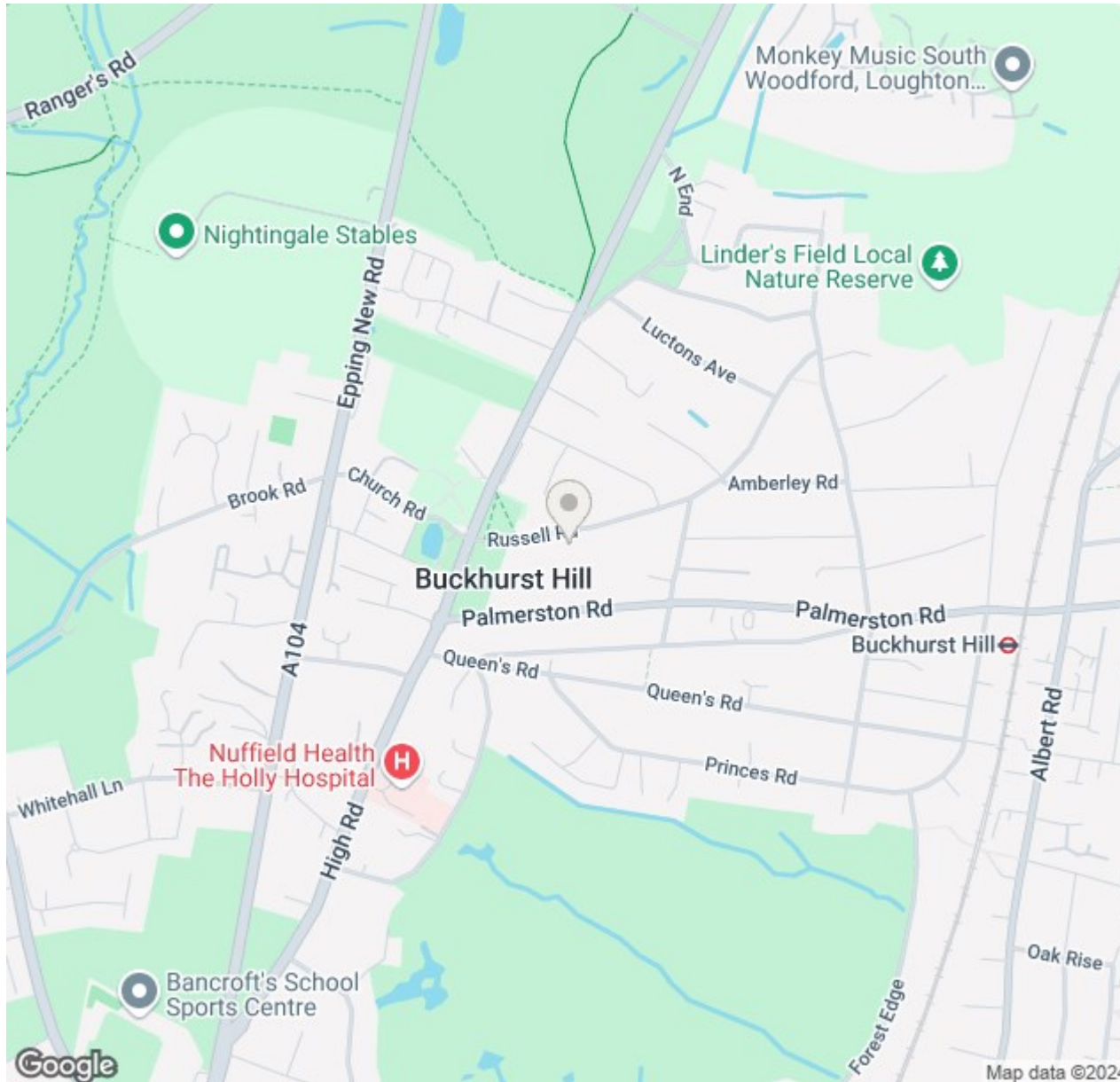
# PLANS



GROSS INTERNAL AREA  
 GROUND FLOOR: 92 m<sup>2</sup>, 990 SQ FT, FIRST FLOOR : 78 m<sup>2</sup>, 839 SQ FT  
 TOTAL: 170 m<sup>2</sup>, 1829 SQ FT  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



# MAP & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		69	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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