



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

P R E S E N T S

Scotland Road, Buckhurst Hill



elliott **E | J** james

PRIME RESIDENTIAL

Scotland Road, Buckhurst Hill



Nestled on Scotland Road in the charming area of Buckhurst Hill, this delightful detached home offers a perfect blend of comfort and potential. With three well-proportioned bedrooms, this property is ideal for families seeking a tranquil environment while being conveniently located near local amenities.

Upon entering the house, you will be greeted by a modern and stylish open-plan living area which provides an inviting space for both relaxation and entertaining. The fully integrated shaker style kitchen complements this area beautifully, making it a joy to prepare meals and host gatherings. The layout is perfect for family life. This space is designed to maximize natural light, creating an inviting atmosphere. The seamless integration of the living, dining, and kitchen areas enhances the sense of openness and connectivity.

On the first floor, you will discover three well-proportioned bedrooms, offering ample space. Each bedroom provides a comfortable retreat, featuring large windows that fill the rooms with sunlight throughout the day. Additionally, a family bathroom completes the first floor, providing a convenient and functional space for everyday use.

Situated within the desirable St Johns catchment area, this home is well-placed for families with children, providing access to excellent local schools. Furthermore, situated on a generous corner plot, this property showcases the incredible potential for extension on the ground floor and the first floor, providing an exciting opportunity to create a bespoke living space tailored to your dreams.



With over 20 years of personal local experience in both independent and corporate agencies it has been my passion to bring seamless integration of the latest property technology to our agency. Our unique Partnership sets us apart as market leaders.



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.

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|-----------------------|----------------------------------|-------------------|
| Sqft 1313.00 sq ft | Type House - Detached | Style New Home |
| Bedrooms 3 | Receptions 1 | Bathrooms 1 |
| Tenure Freehold | Local Authority Epping Forest | Tax Band F |





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REAL ESTATE

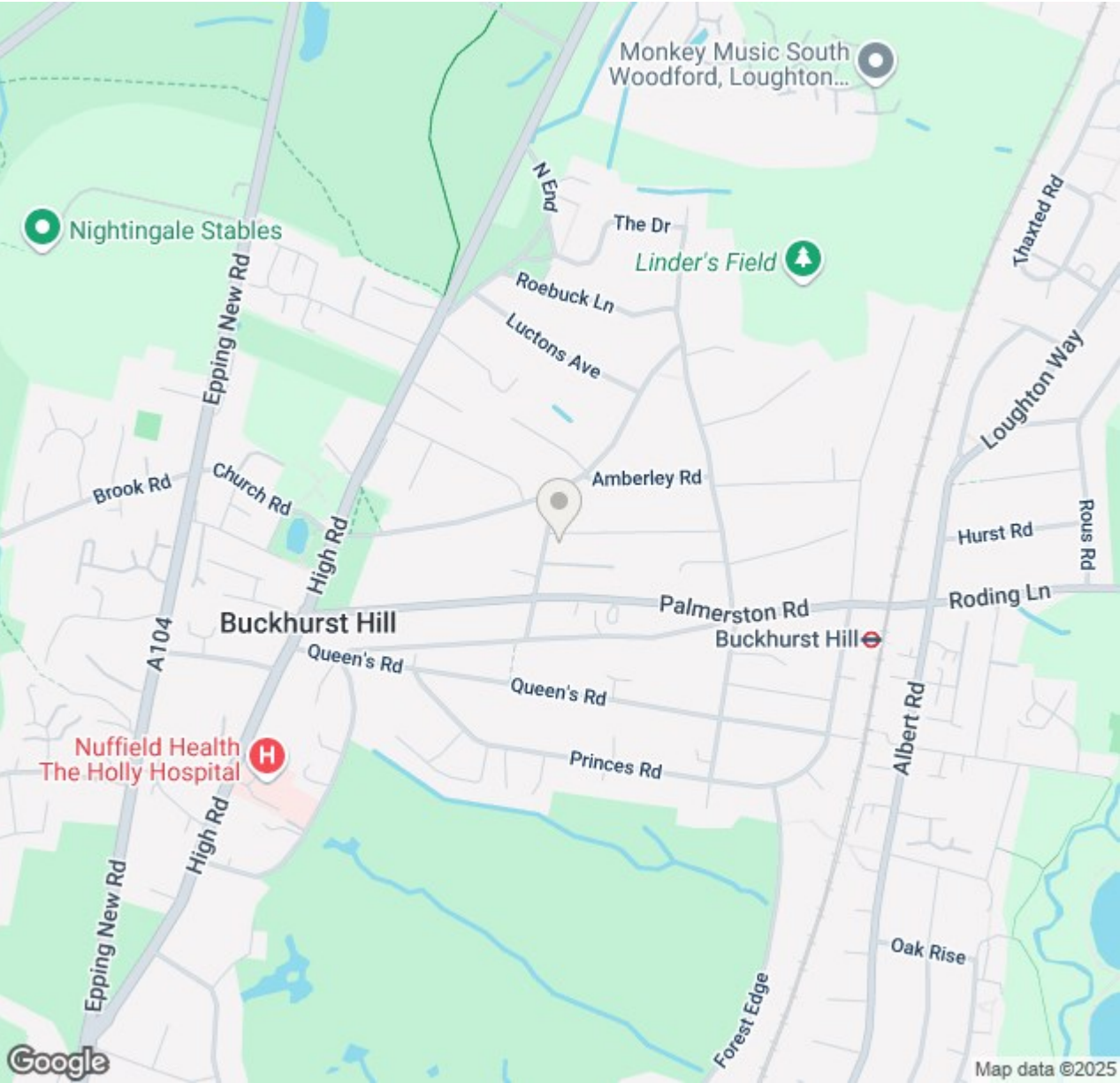




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PRIME

MAP & EPC



| 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 | |

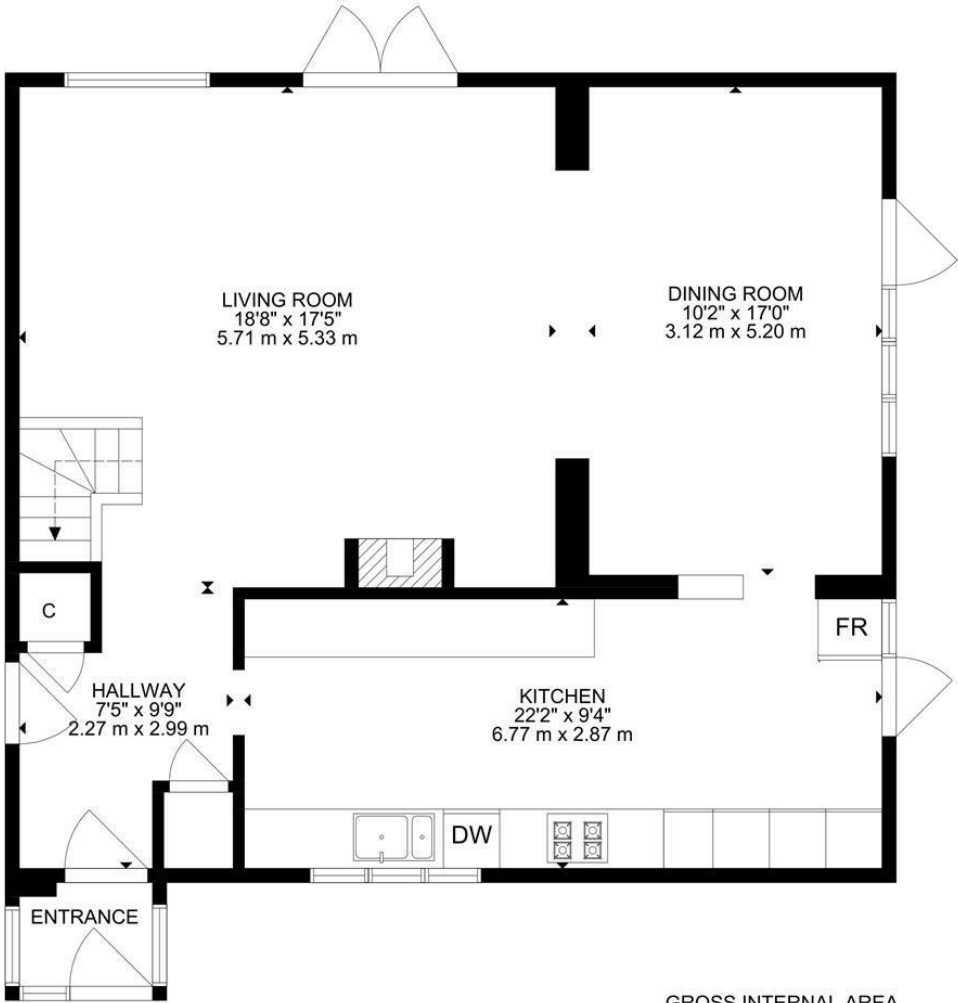
| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |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



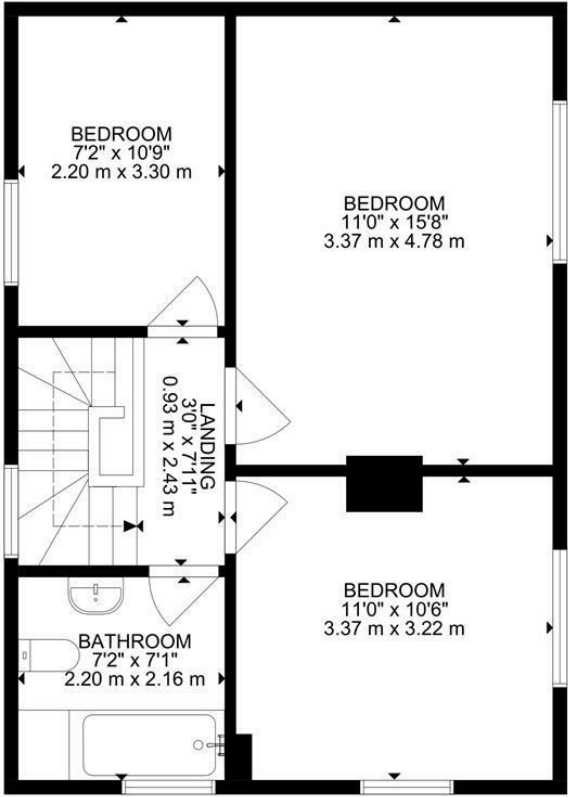
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PLANS



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 818 SQ FT, 76 m², FLOOR 2: 495 SQ FT, 46 m²
TOTAL: 1313 SQ FT, 122 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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