



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



Planning permission approved - Single storey side extensions, part/part 2 storey rear extension, new double gabled 'W' roof and slipped dormers over existing side extension and new entrance porch.

Measurements once completed: Total of 2387sq ft. Ground floor 1531sq ft. First floor 856sq ft

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.



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.

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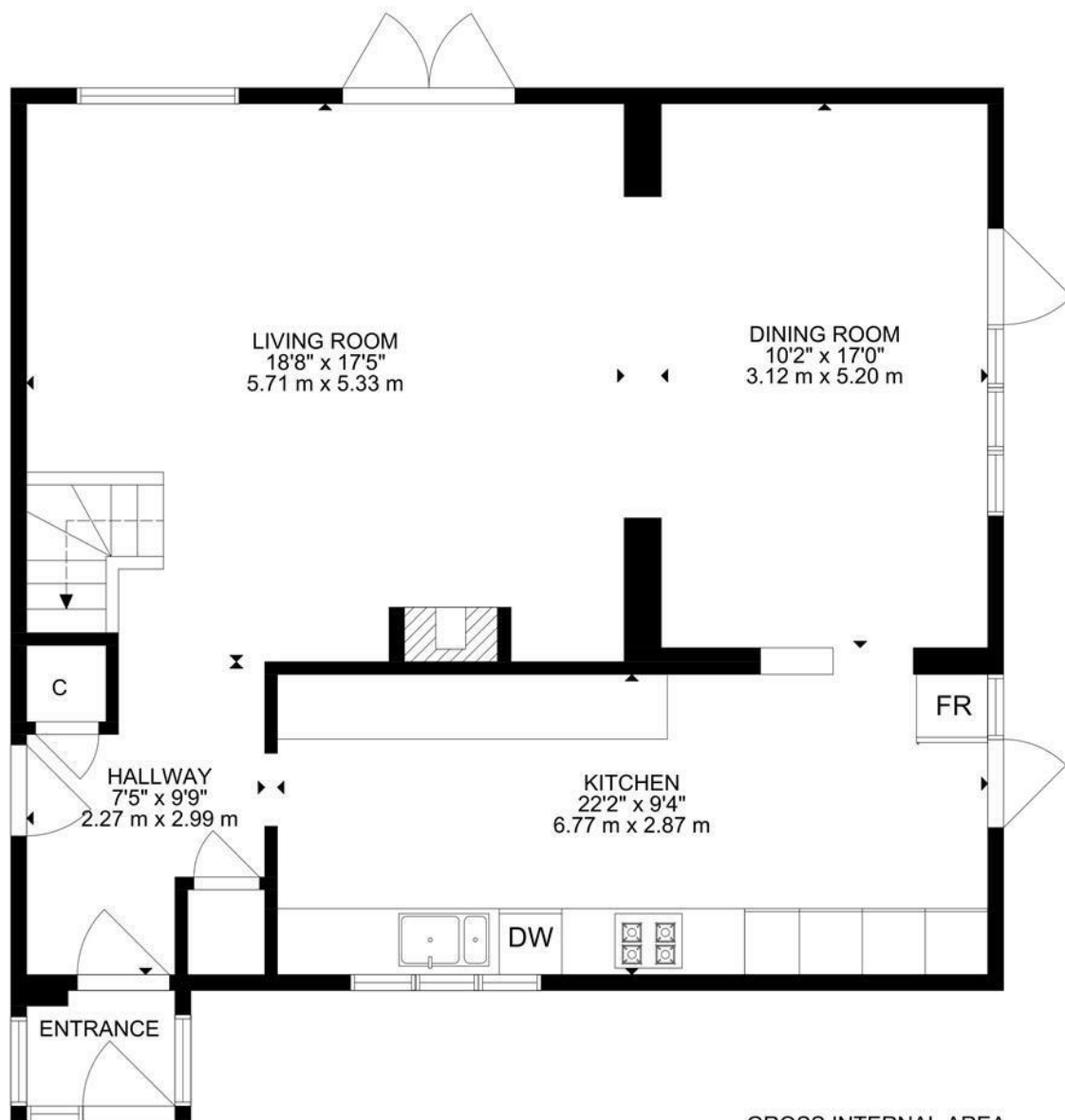
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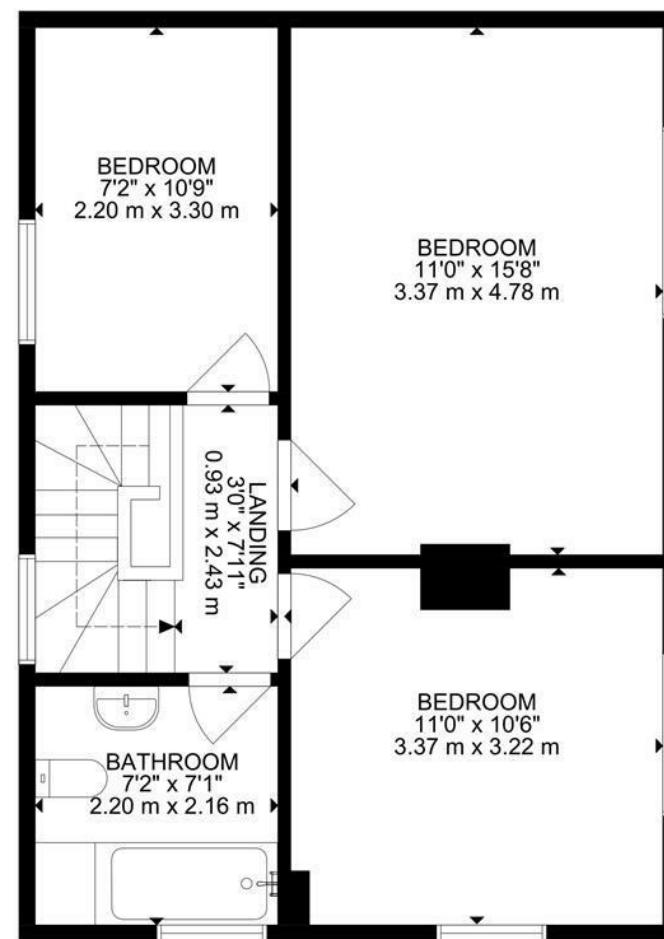
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|-----------------------|----------------------------------|-----------------|
| Sqft 1313.00 sq ft | Type House - Detached | Style 1990's |
| Bedrooms 3 | Receptions 1 | Bathrooms 1 |
| Tenure Freehold | Local Authority Epping Forest | Tax Band F |

PLANS



FLOOR 1

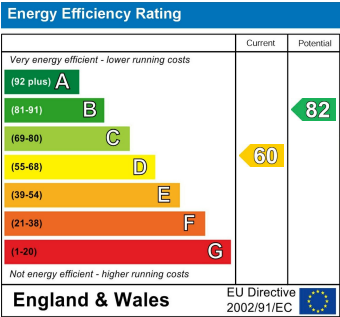
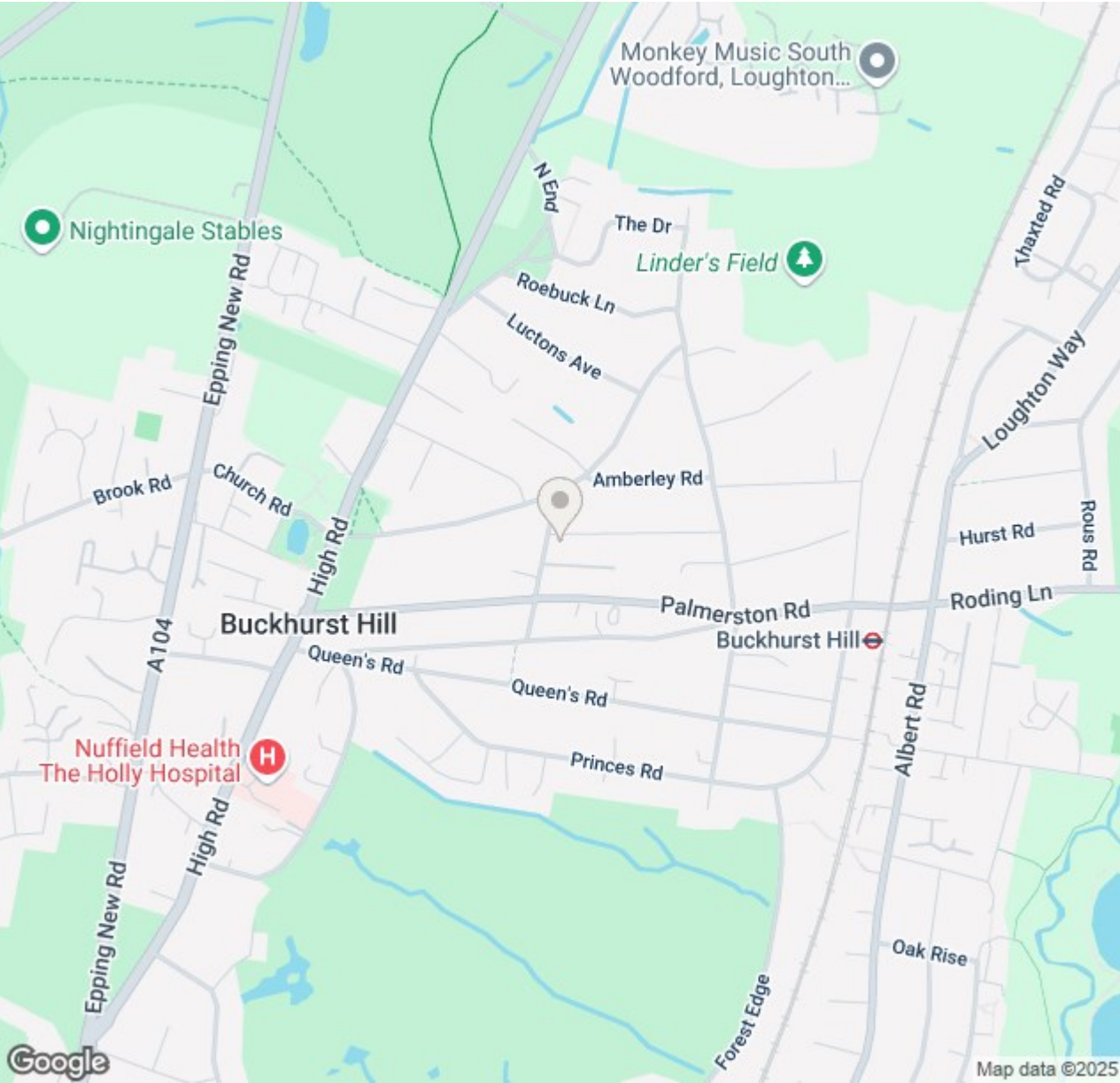


FLOOR 2

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



MAP & EPC



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