



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** jones



# Scotland Road, Buckhurst Hill

Occupying an elevated position in one of Buckhurst Hill's most sought after locations, this impressive family home sits well back from the kerb on Scotland Road, where its position affords impressive views over leafy Roding Valley, Chigwell and beyond. Perfect for families, this home offers generous living accommodation throughout making it ideal for those who need extra space or with plans to grow.

Off the entrance hall is a large sitting room which stretches across the front of the house, currently appointed as a family lounge. Further into the ground floor, a reception room offers a cosy relaxation space with double patio doors looking out onto the patio and again, leading to the garden. The fully fitted kitchen features a large island, integrated appliances including a wine fridge and granite worktops. A practical utility area and WC complete the facilities on the ground floor.

On the first floor, all four bedrooms have large windows which fill the space with natural light. One room is currently employed as an office, whilst there are two spacious doubles, together with a master bedroom and en-suite. Off the upstairs landing the family bathroom is generously proportioned, with a wall-length walk-in shower, making morning routines a breeze. The principal bedroom has its own en-suite with WC, bath and shower.

The front garden is largely laid to lawn, whilst the south-facing rear offers the perfect blend of patio (ideal for alfresco dining) and a mature, well-maintained garden which offers a quiet outdoor space for family gatherings. A summer house sits at the top of the rear garden.

This is a rare opportunity for those looking to settle in the vibrant community of Buckhurst Hill. There is easy access to excellent schools and local amenities, coupled with close proximity to transport links including Buckhurst Hill's Central Line station.

Please call on 0208 0165 333 to book in to see this beautiful home!

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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.



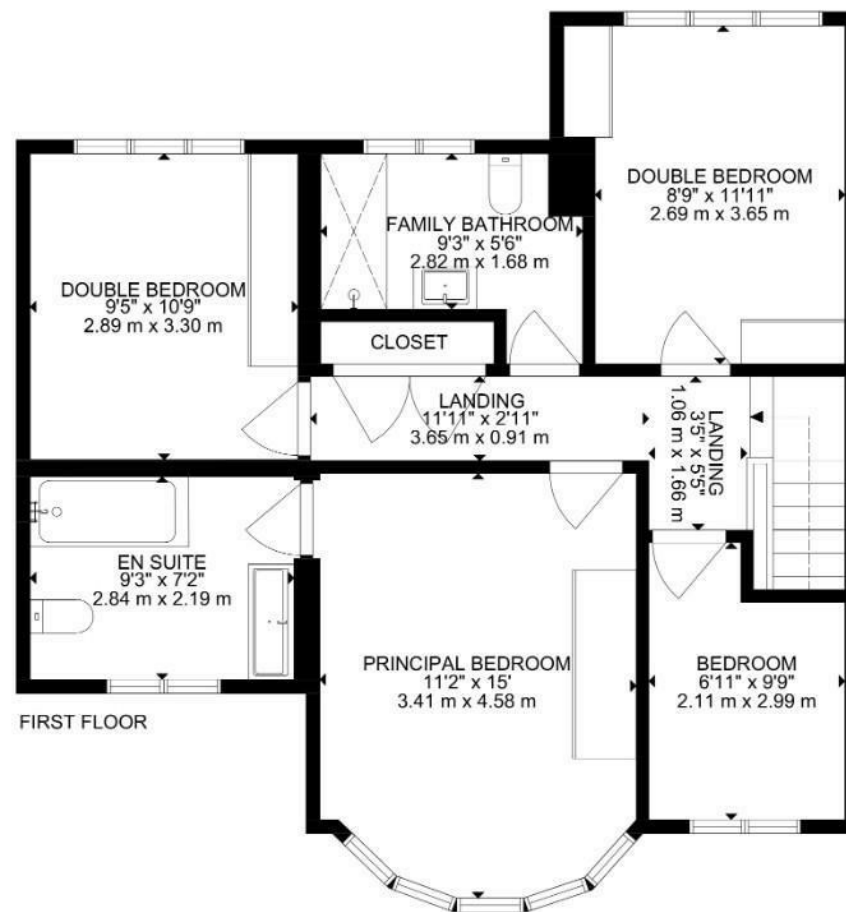
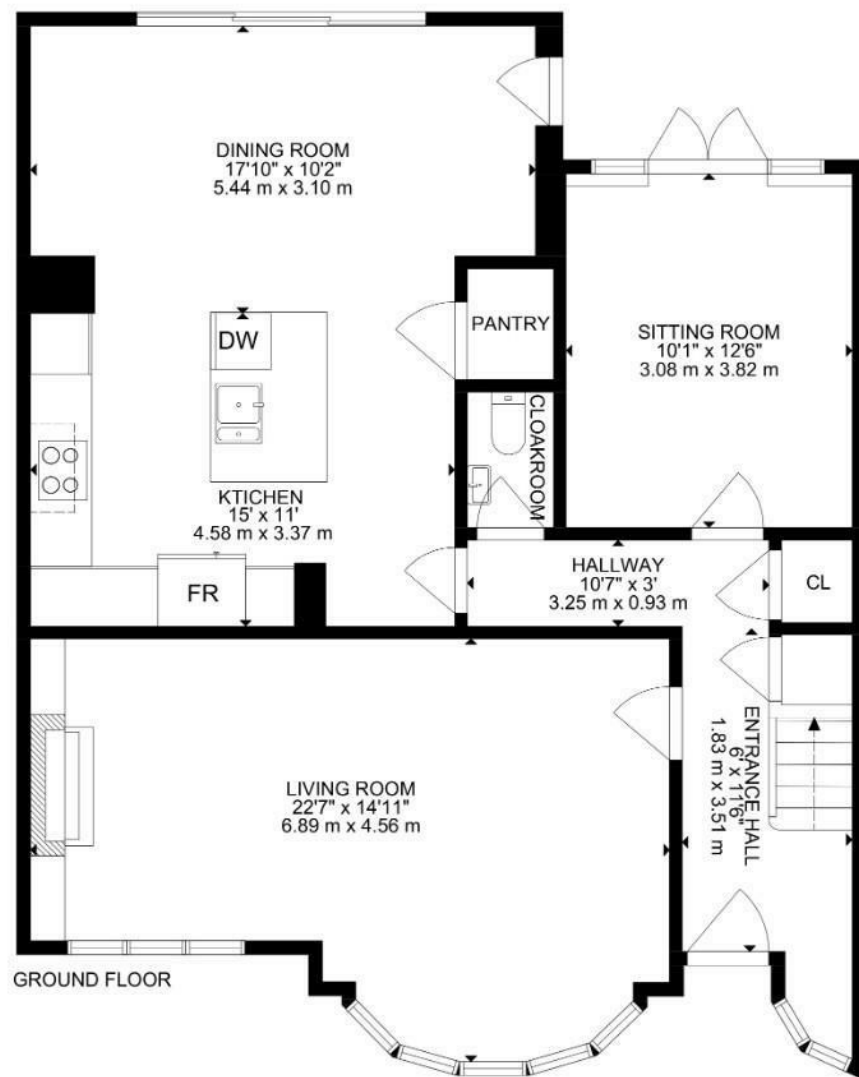
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Daniel Thomas**  
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Sqft 1678.00 sq ft	Type House - Semi-Detached	Style Modern
Bedrooms 4	Receptions 3	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest	Tax Band F

# PLANS



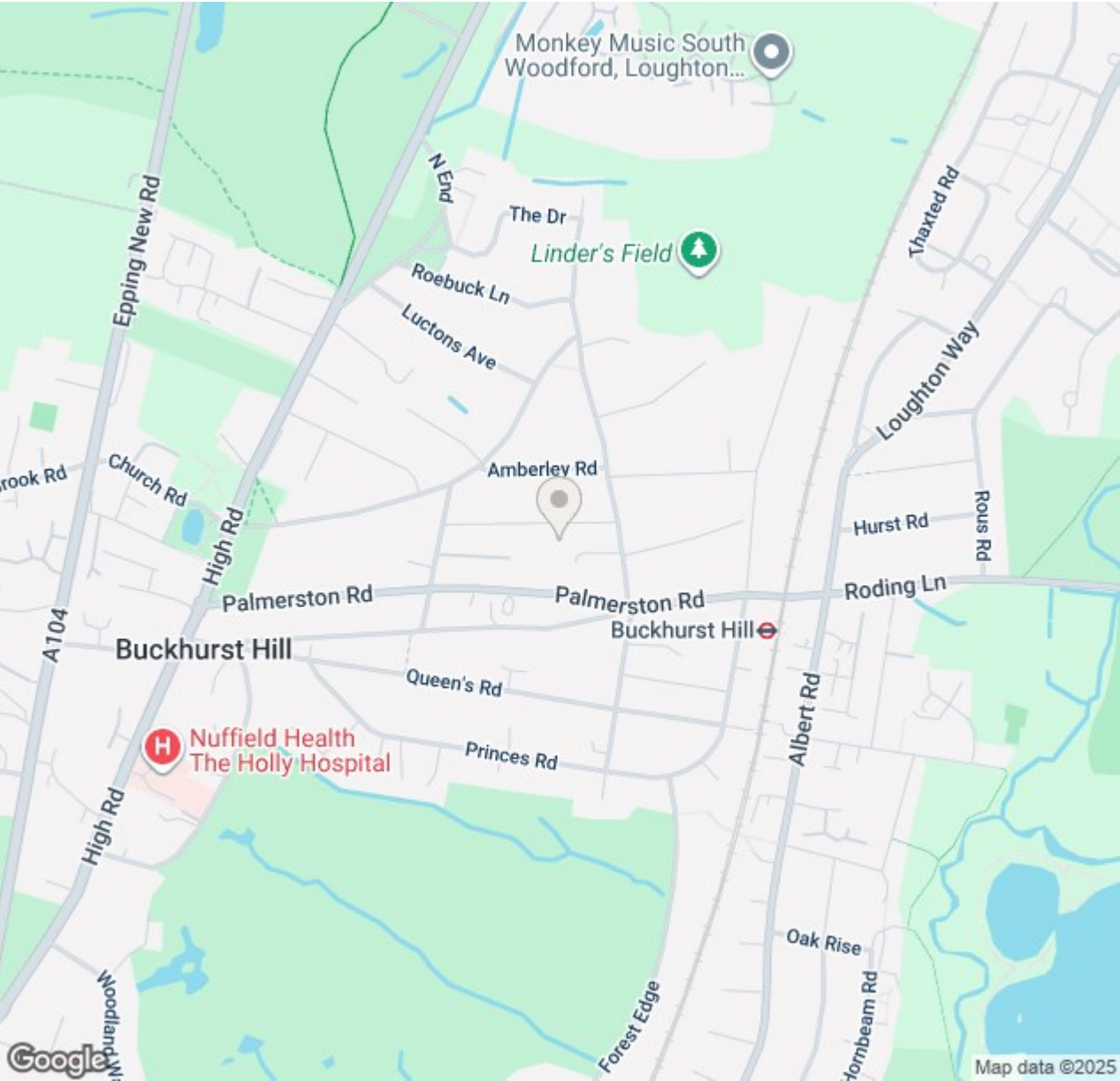
GROSS INTERNAL AREA  
 GROUND FLOOR: 990 SQ FT, 92 m<sup>2</sup>, FIRST FLOOR : 688 SQ FT, 64 m<sup>2</sup>  
 TOTAL: 1678 SQ FT, 156 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







# 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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