



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

P R E S E N T S

Rous Road, Buckhurst Hill



Rous Road, Buckhurst Hill

“ Guide Price £770,000-£800,000. Positioned in one of Buckhurst Hill's sought-after residential roads, this attractive 3/4 bedroom semi-detached home offers over 1,320 sq. ft. of well-proportioned accommodation, making it an ideal purchase for growing families looking to personalise a home in a prime location.

The property welcomes you via a spacious entrance hall which provides access to all principal ground floor rooms. To the front is a bright and generous bay-fronted living room, offering an ideal space for relaxing or entertaining. To the rear, the impressive open-plan kitchen/dining room enjoys views over the garden and provides an excellent family hub, with direct access outside. A versatile ground floor bedroom offers flexibility as a guest room, home office or playroom, whilst a ground floor bathroom and useful under-stairs storage complete the accommodation.

The first floor comprises three further well-proportioned bedrooms, including two generous doubles and a fourth bedroom ideal as a nursery, study or dressing room. A modern family bathroom serves the first floor accommodation.

Externally, the property benefits from a private driveway leading to an integral garage. The substantial rear garden offers excellent space for families, entertaining and future extension potential (subject to the necessary planning consents).

Buckhurst Hill is renowned for its excellent schools, vibrant High Road, boutique shops, cafés and restaurants. The property is conveniently situated for Buckhurst Hill Central Line station, providing direct access into the City and West End, whilst nearby Epping Forest offers acres of open green space, woodland walks and recreational facilities. Excellent road links via the M11, M25 and A406 further enhance the property's appeal for commuters.

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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.



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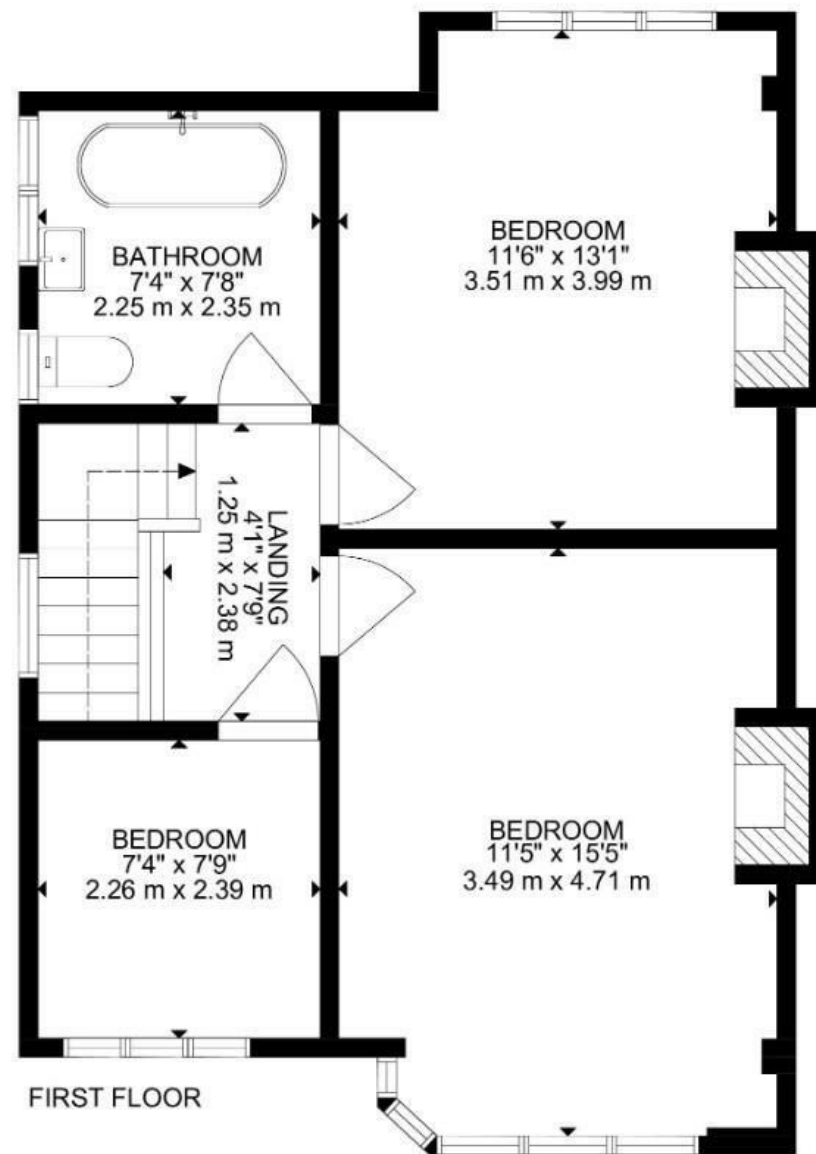
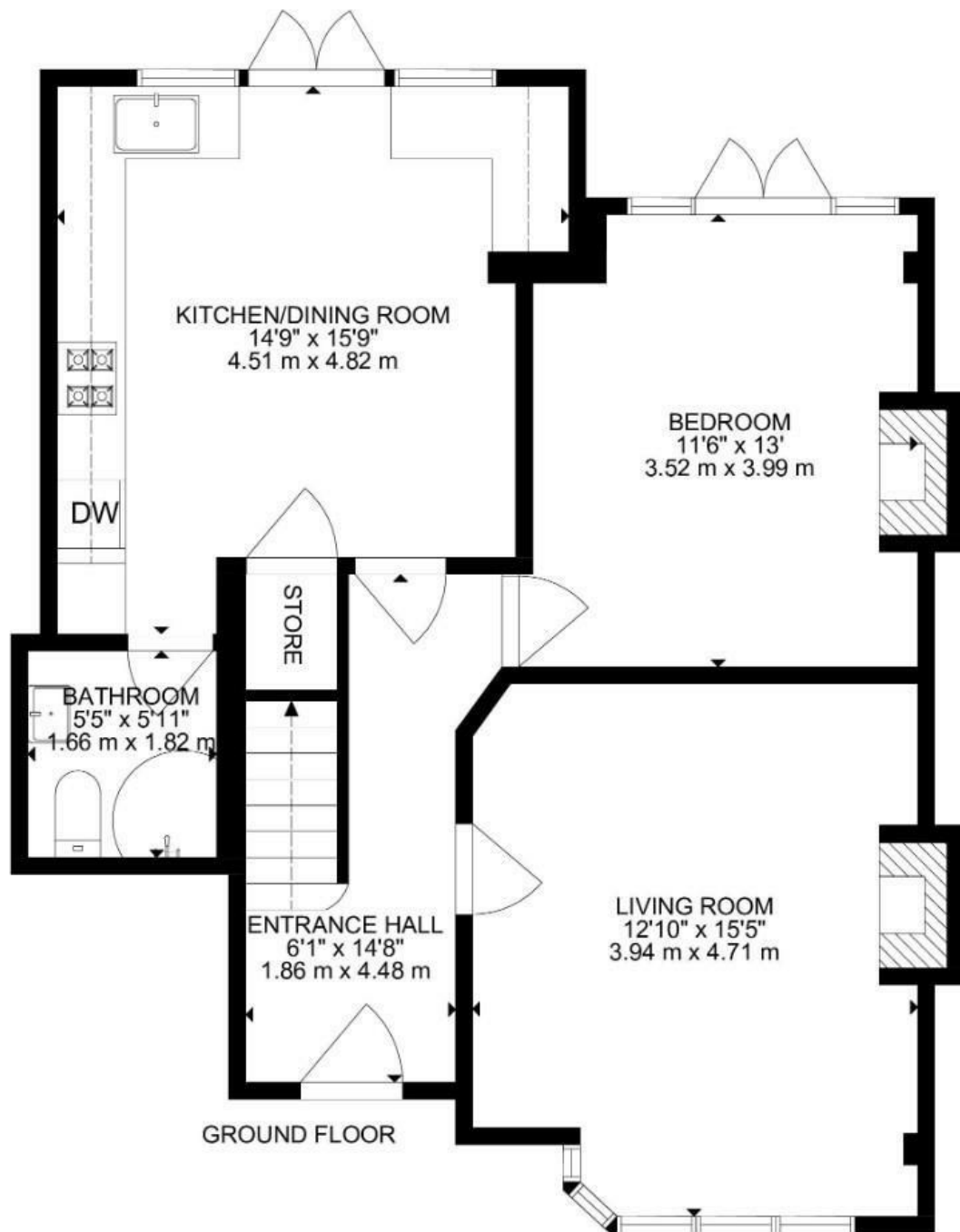
An unrestricted fully immersive walkthrough is available in our EIJ Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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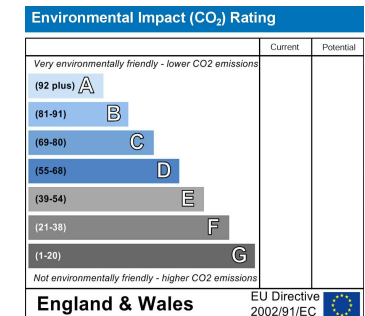
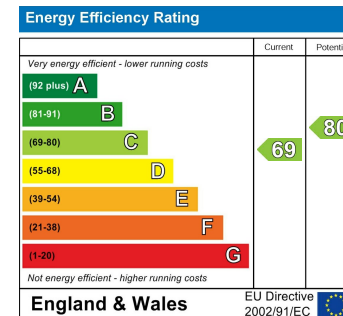
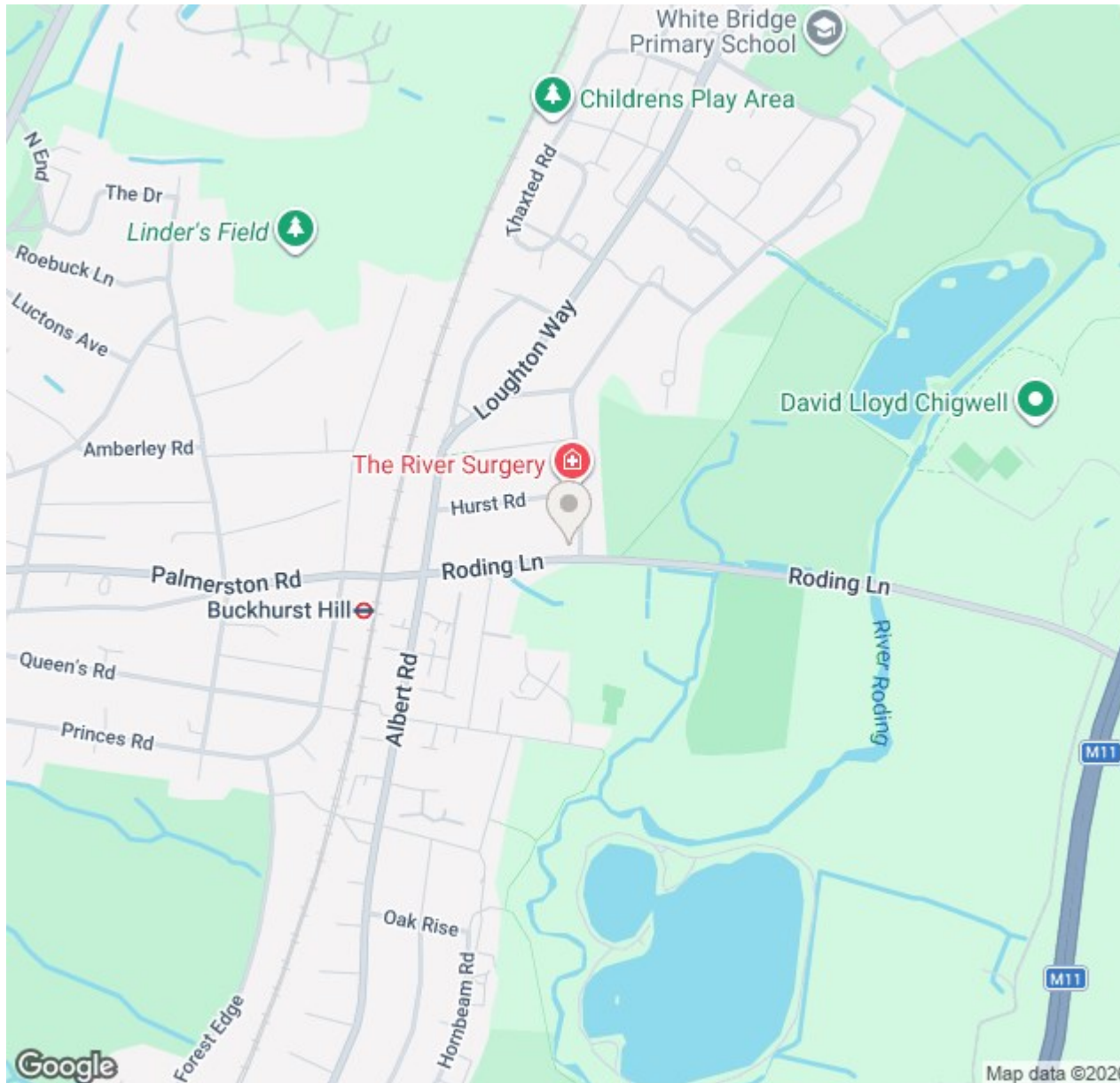
Sqft 1323 SQFT	Type House - Semi- Detached	Style New Home
Bedrooms 3	Receptions 2	Bathrooms 2
Tenure Freehold	Local Authority Epping	Tax Band E



GROSS INTERNAL AREA
 GROUND FLOOR: 70 m², 753 SQ FT, FIRST FLOOR: 53 m², 570 SQ FT
 TOTAL: 123 m², 1323 SQ FT
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



MAP & EPC



elliott  james

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