



TOTAL FLOOR AREA: 990sq. ft. (92.0 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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Council: Epping Forest | Council Tax Band: E | Floor Area: 990.00 sq ft

**CHURCHILL**  
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Rous Road, Buckhurst Hill, IG9 6BN  
 Guide Price £725,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Request a Viewing: **0208 504 2222** Email: **buckhursthill@churchill-estates.co.uk**



Nestled on Rous Road in the charming Buckhurst Hill, this semi-detached house, being offered on a chain free basis, offers a delightful opportunity for those seeking a new home. Boasting three bedrooms and a well-maintained garden that backs onto the scenic Roding Valley Recreation Ground, this property is a gem waiting to be discovered.

Upon entering, you are greeted by a spacious through lounge, perfect for relaxing or entertaining guests. The galley kitchen with a small dining area adds a touch of warmth to the home, creating a cosy space for family meals. Additionally, the convenience of a downstairs WC adds to the practicality of this residence.

Upstairs, three inviting bedrooms await, along with a bathroom featuring a separate shower and WC. The potential to modernise and extend this property presents an exciting opportunity for those looking to make this house their own. With the possibility of extending to the side, rear, and loft (subject to planning permission), the options are endless.

Furthermore, the property offers off-street parking and a detached garage, providing ample space for vehicles and storage. Situated just 0.3 miles from Buckhurst Hill Central Line Station and the amenities of Queens Road, this home combines tranquility with convenience.

In conclusion, this semi-detached house on Rous Road is a canvas ready to be transformed into a dream home. With its prime location, spacious layout, and potential for expansion, this property is a rare find in the heart of Buckhurst Hill.

