



## Rous Road, Buckhurst Hill, IG9 6BW

Asking Price £860,000

- Four Bedroom House
- West Facing Garden
- Good School Catchment for both Primary and Senior Schools
- Walking Distance to Buckhurst Hill Central Line Station
- Open Plan Living Area
- Two Bathrooms
- Close to Roding Valley Nature Reserve
- Chain Free

# Rous Road, Buckhurst Hill, IG9 6BW

Welcome to this charming four-bedroom end of terraced house with private driveway located on Rous Road in the picturesque Buckhurst Hill, which is offered Chain Free. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family.

With four spacious bedrooms and two bathrooms, there is ample space for everyone in the household. The property, exudes character with its older age charm, offering a unique blend of modern amenities and traditional appeal.

One of the highlights of this lovely home is the open plan kitchen/lounge/dining room, providing a versatile space for cooking, dining, and unwinding. The master bedroom comes complete with an en-suite shower room, adding a touch of luxury to your everyday routine.

Situated near the tranquil Roding Nature Reserve, you can enjoy the beauty of nature right at your doorstep. Additionally, the west-facing rear garden is the perfect spot for enjoying sunny afternoons and al fresco dining with loved ones and additional parking to the rear.

Contact us today to arrange a viewing and experience the charm and comfort this property has to offer. Call our sales team on 0203 9377733



Council Tax Band: F



Lounge/Dining Area  
32'x14'0"

Kitchen  
13'9" x 12'

WC

Hallway

Porch

Bedroom One  
14'0" x 11'7"

En-Suite Shower Room  
5'3" x 5'3"

Bedroom Two  
14' x 12'

Bedroom Three  
12' x 8'7"

Bedroom Four  
7'9" x 7'

Main Bathroom  
11'1" x 7'10"

Garden  
57'5" x 26'4"

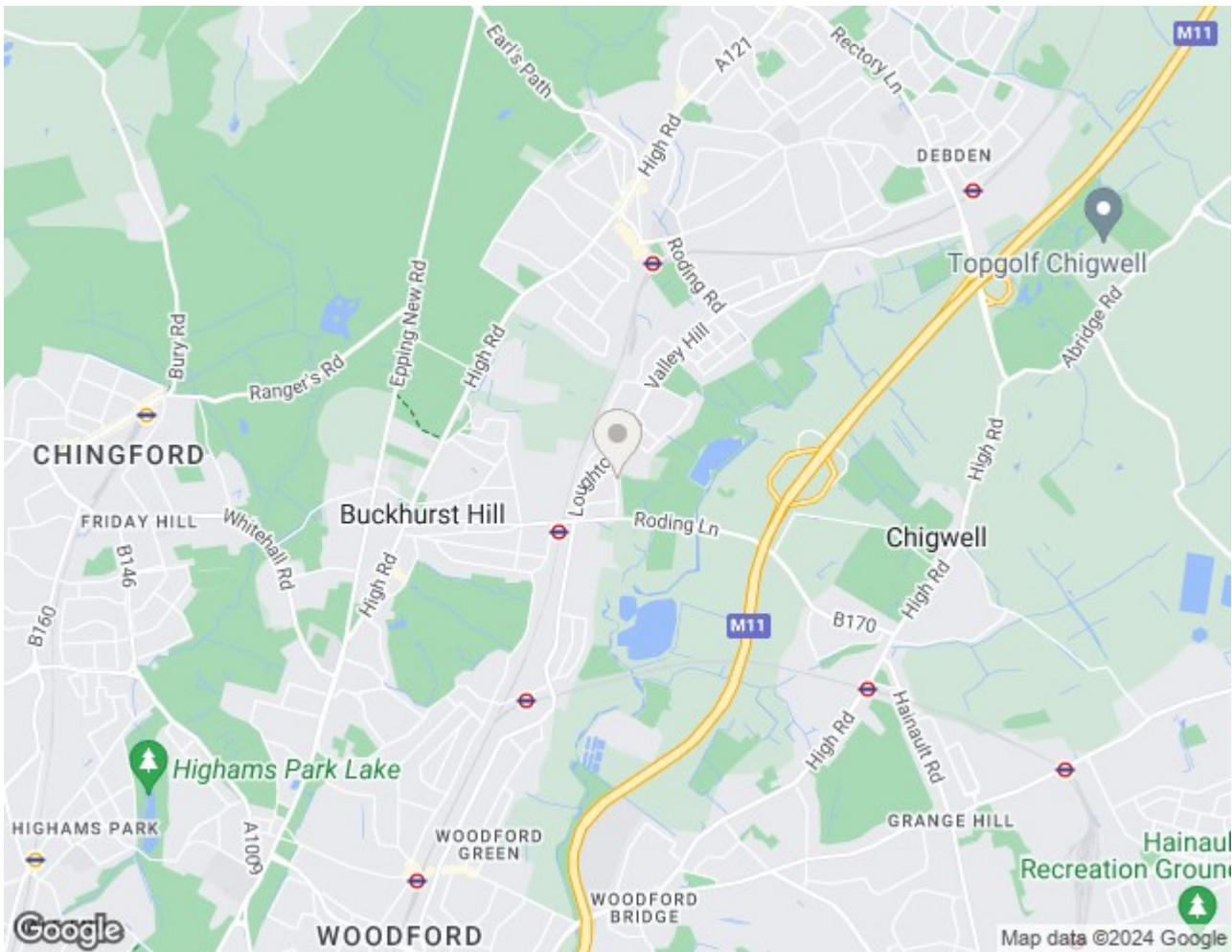
Garden Room  
9'6" x 7'0"



Main area: Approx. 129.5 sq. metres (1394.2 sq. feet)  
Plus outbuildings, approx. 8.2 sq. metres (87.9 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>83</b>
(55-68) <b>D</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	

EPC Rating:

C

Council Tax Band

F

## Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.