



## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## 1 The Rise, Buckhurst Hill, Essex, IG9 6AG

Guide Price £900,000

- 4 bedroom family home
- Stunning condition
- Walk in dressing room
- Bi folding doors to attractive garden
- Chain free
- Semi detached
- Master with en-suite
- Open plan extended kitchen
- Close to Buckhurst Hill station
- Popular schools close by



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq ft.

lpaplus.com

Date: 16/9/2022

# 1 The Rise, Buckhurst Hill IG9 6AG

This four bedroom semi detached house is located in a popular road close to Buckhurst Hill station, Queens Road High Street and green open space. Open plan kitchen with bi-fold doors to garden and a master bedroom with en-suite and walk in dressing room.



Council Tax Band: E



Situated on the highly sought-after The Rise in Buckhurst Hill, this attractive four-bedroom, two-bathroom semi-detached house is perfectly placed for family living. Just a short stroll from Queens Road, you'll find boutique shops, stylish cafés, and Buckhurst Hill Central Line Station for swift access into London.

Full of character and thoughtfully designed, this home offers both charm and practicality. The welcoming hallway includes handy storage and a guest cloakroom, leading through to a spacious bay-fronted lounge. At the heart of the home is a stunning open-plan kitchen/dining/living space, complete with bi-fold doors opening directly onto the patio – ideal for entertaining. A versatile second reception room and a separate utility room provide excellent additional space for modern family life.

Upstairs, a bright landing connects four well-proportioned bedrooms and a contemporary family bathroom. The impressive principal bedroom benefits from an en-suite with double sink and walk-in dressing room.

The rear garden is beautifully maintained, offering plenty of space for children to play as well as a large patio for summer BBQs and entertaining. To the front, landscaped gardens provide off-street parking for a few cars.

The property is being sold chain free.

Buckhurst Hill is one of Essex's most desirable locations, combining leafy suburban charm with excellent connections into Central London. The Rise is a particularly sought-after road, known for its attractive homes and peaceful setting, yet just moments from the lively atmosphere of Queens Road. Here you'll find a fantastic mix of boutique shops, cafés, restaurants, and everyday essentials, giving the area a real village feel.

For commuters, Buckhurst Hill Central Line station is within easy reach, providing quick access to the city, Canary Wharf, and Westfield Stratford City. Road links are equally convenient, with the M11 and M25 close by.

Families are drawn to the area not only for its community feel but also for the wealth of excellent schools, both state and independent. Outdoor enthusiasts can enjoy the nearby Epping Forest and Roding Valley Nature Reserve, offering endless opportunities for scenic walks, cycling, and family days out.

Buckhurst Hill offers a rare balance of city accessibility and a relaxed, family-friendly lifestyle – a perfect place to put down roots.

Property Information / Disclaimer - FREEHOLD

EPC Rating: D  
Council Tax Band: E (Epping Forest)

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.