



Russell Road, Buckhurst Hill, IG9

BUTLER & STAG



SOLD OFF MARKET BY BUTLER & STAG!!
A substantial detached family home (3800 sq ft) set in excess of half an acre in a popular Buckhurst Hill location. Properties of this scope are very rare in such a convenient yet quiet location. Excellent access to state and independent schooling. Buckhurst Hill (TFL 4) 0.5 miles. Sold In Excess of £1,750,000.



Freehold

- SOLD OFF MARKET BY BUTLER & STAG • 3800 Sq Ft
- Five Bedrooms
- Integrated Double Garage
- Outstanding Grounds
- Buckhurst Hill (TFL 4)
- Quiet IG9/Buckhurst Hill Location
- Total Plot in Excess of 0.5 Acres
- Pool

Quite possibly unique in the locale, Butler & Stag are delighted to offer for sale this impressive, five bedroom detached family home that occupies a plot broadly in excess of half an acre. Offering close to 3800 sq ft of accommodation, the property is of a scale which will appeal to families that need versatile living space and expansive grounds, yet still want access to the facilities and easy access into Central London. On the ground floor, you will find a bay fronted living room, dining/sun room and a well fitted kitchen/dining room, each with direct garden access. Adding to the flexibility, we also have a double garage, utility room and a guest cloakroom. Moving upwards, we have the fabulous triple aspect lounge/dining room, which on it's own provides over 520 sq ft of family living space and panoramic views across the incredible rear garden. Each of the five bedrooms are all well proportioned (one with en-suite facilities) in keeping with the stature of the home and you will find ample storage thanks to the easily accessible and functional loft room. Externally, to the front of the property there is a pretty, wall enclosed garden, drive parking and direct access to the double garage. To the rear, the garden really needs to be seen, the headline figure is that it extends close to 200', but the scale is truly impressive, with scope for large lawned areas, multiple established beds and outdoor pool area. Russell Road is a quiet residential turning close to central Buckhurst Hill. The area is renowned for its access to some very highly regarded schooling (both State and Independent) and popular Queens Road, where you will find a broad range of independent shops, some very popular local restaurants and is serviced by a well stocked Waitrose store. Buckhurst Hill Central Line (TFL 4) gives quick and easy access to the city and West End, and access to the motorway network is quick and easy with M25/M11 and A406 nearby.





Russell Road

Approx. Gross Internal Area 352.3 Sq M (3792 Sq Ft)

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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.

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☎ 020 8504 9000

🏠 184 Queen's Road, Buckhurst Hill, IG9 5BD

✉ buckhursthill@butlerandstag.com

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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