



Ormonde Rise, Buckhurst Hill, IG9

BUTLER & STAG





## Sold of market by Butler and Stag

**Tucked away in a quiet corner of Buckhurst Hill sits Ormonde Rise, a beautifully presented family home offering over 2,100 square feet of internal living accommodation. Offering easy access to both St Johns Primary School and Buckhurst Hill Central Line Station**



## Freehold

- SOLD OFF MARKET BY BUTLER AND STAG
- Immaculately Presented Throughout
- Principal Bedroom with En-suite
- Separate TV Room in Basement
- Newly Installed Kitchen
- Planning Permission for Loft Conversion
- Gated Off Street Parking
- St Johns Catchment

This charming multi-level home offers a thoughtfully designed layout with spacious and versatile living areas ideal for family life and entertaining.

The main entrance opens into a central hallway that connects to a large, elegant dining room at the front of the home. Adjacent to the dining room is a study, perfect for working from home, and a convenient WC. The kitchen sits at the heart of the ground floor, flowing into a bright dining area and leading to a generous sitting room, creating a seamless space for both everyday living and hosting guests.

A staircase leads down to the lower ground floor where you'll find a spacious family/TV room, offering a more casual living area that's ideal for relaxation or children's play.

Upstairs, the first floor features four well-proportioned bedrooms. The principal bedroom benefits from an en-suite bathroom, providing a private retreat. The remaining bedrooms share a family bathroom and are accessed via a central landing. One of the bedrooms also enjoys views over the front of the house with a lovely bay window feature.

This home combines practical layout with elegant design, making it a perfect fit for modern family living.

Nestled on the edge of Epping Forest, this sought-after Essex town provides beautiful green spaces and a strong sense of community, making it especially popular with families and professionals. The area boasts excellent schools, boutique shops, and a variety of cafes and restaurants, giving it a vibrant yet relaxed village feel.

With Buckhurst Hill Underground Station on the Central Line, residents enjoy quick and easy access to central London, while still benefiting from the calm and charm of a leafy, residential setting.







## Ormonde Rise

Approx. Gross Internal Area 200.6 sq. metres (2159.79 sq. feet)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
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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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