



Russell Road
Buckhurst Hill | Essex | IG9 5QJ

SELLER INSIGHT

“ We love the character and generous space of the property, along with its wonderful location and unexpectedly beautiful views across the Roding Valley Recreation Ground to Chigwell. We live in a welcoming neighbourhood with a strong village feel. Linder's Fields and there's a cricket pitch nearby for a touch of traditional charm. Epping Forest is also at the end of the road for cycling, horse riding or simply enjoying a picnic.

Buckhurst Hill's town centre and Central Line station are half a mile away, offering a swift 30-minute commute into Liverpool Street Station. The area has a variety of independent shops, boutiques, salons, restaurants, and pubs, including the well-loved Three Colts and a conveniently located Waitrose.

Outstanding local schools include the excellent Loyola Prep School and Bancroft's in Woodford Green, while the Ofsted Outstanding-rated nursery on Queen's Road is just a short walk. Sporting enthusiasts can enjoy cricket, tennis, bowls, football and rugby at the local clubs and there are four local golf clubs in the vicinity.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







STEP INSIDE

Russell Road

You need to cross the threshold to appreciate everything this veritable tardis of an extended semi-detached house has to offer. Originally built in the Edwardian era, it retains delightful period features while having been extensively modernised to meet the needs of contemporary family life-offering the best of both worlds.

There is a tiled pathway and a hard-standing frontage for two cars - a valuable asset in this area. A side gate leads to the rear garden and a covered entrance with a period front door which opens into a welcoming hallway that includes storage cupboards and a cloakroom.

The lounge features a large bay window and an impressive cast iron fireplace with an eco-friendly, smoke-free bioethanol fire. It is flanked by built-in bookshelves and leads via a wide archway to the dining area with another elegant fireplace and multi-pane French doors to the contemporary breakfast area, when open, these create a wonderfully connected space, perfect for entertaining.

The family area and kitchen have lantern skylights and French doors that open to the garden. The stylish kitchen features a Smeg range cooker, modern shaker-style cabinetry with integrated appliances and a peninsula breakfast bar. There is a utility room and an external door leading to the self-contained office with its own private access to avoid disrupting family life, so is ideal for home working.

Outside, the easy-to-maintain garden is planted with an array of shrubs and perennials providing colour and interest throughout the year, designed with outdoor entertaining in mind, the garden includes a large, paved patio for al fresco dining and a gravelled seating area with an outdoor kitchen zone featuring a tiled countertop, electric grill and fridge.

On the first floor, a beautiful original stained-glass window brings natural light to the landing, which provides access to the bathroom, a separate double shower room, and three double bedrooms, one with polished wood floors and custom built-in storage. The second floor offers a fourth double bedroom with an en-suite shower, fitted cupboards and a seating area - great for teenagers seeking their own space.

Over the past three years, the owners have carried out significant upgrades including double glazing throughout, roof insulation, redecoration, and electrical rewiring-ensuring the house is as heat-efficient and as comfortable as possible whilst retaining original features.





Travel Information

Buckhurst Hill Station	0.5 miles
Canary Wharf	12.0 miles
Stansted Airport	22.6 miles

Leisure Clubs & Facilities

Buckhurst Hill Football Club	02085041189
Buckhurst Hill Rugby Club	02085040429
Buckhurst Hill Bowling and Tennis Club	02085040780
Chingford Golf Club	02085241681
Chigwell Golf Club	02085002059
Woolston Manor Golf and Country Club	02085002549

Healthcare

Buckhurst Way Clinic	02085040405
The River Surgery	02085047364
Kings Medical Centre	02085040122
The Holly Private Hospital	02085053311
Whipps Cross University Hospital	02085395522

Education

Primary School
Buckhurst Hill Community Primary
St Johns Primary
Daiglen School
Loyola Prep School
Bancroft's Prep School
Secondary School
Trinity High Catholic School
Heathcote School and Science Coll
Woodford County High School
Braeside School
Bancroft Senior School

02085057300
02085042934
02085047108
02085047372
02085066751

02085043419
02084985110
02085040611
02085041133
02085054821

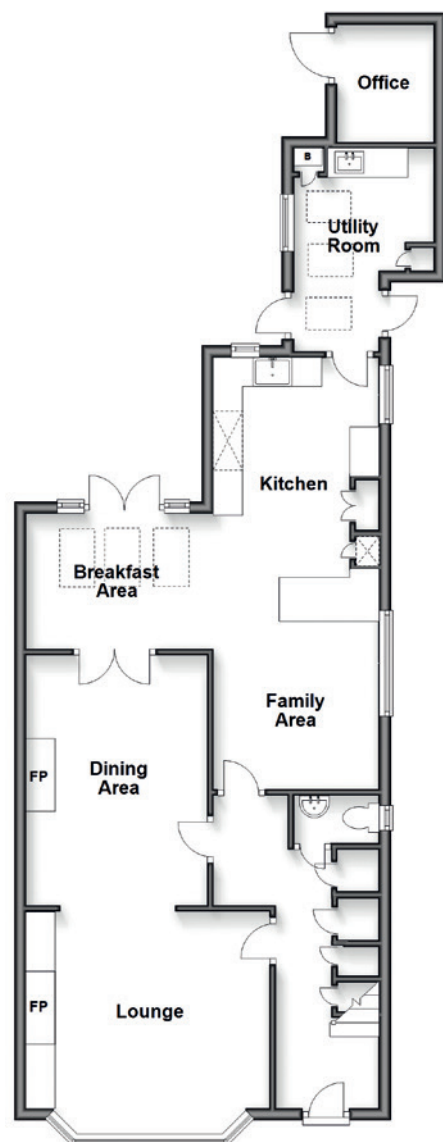
Entertainment

Restaurants and pubs	
The Three Colts	02085040407
The Warren Wood	02085053737
Queen's Room Steakhouse	02085043867
Gosht	02085046505
Alecco	02082570816

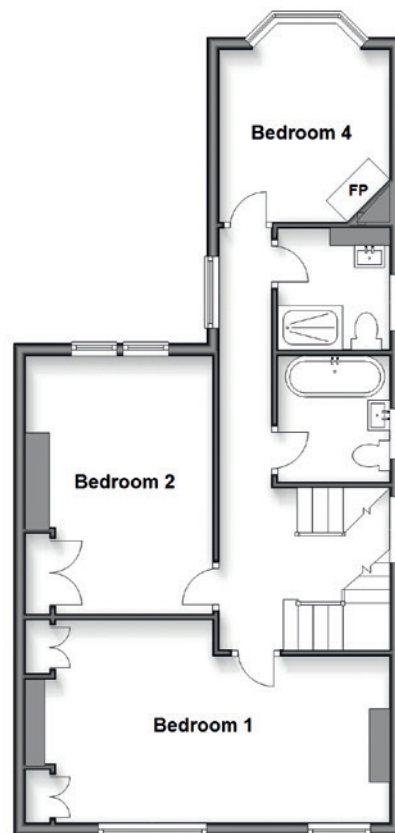
Local Attractions / Landmarks

Epping Forest
Roding Valley Recreation Ground
Roding Valley Nature Reserve

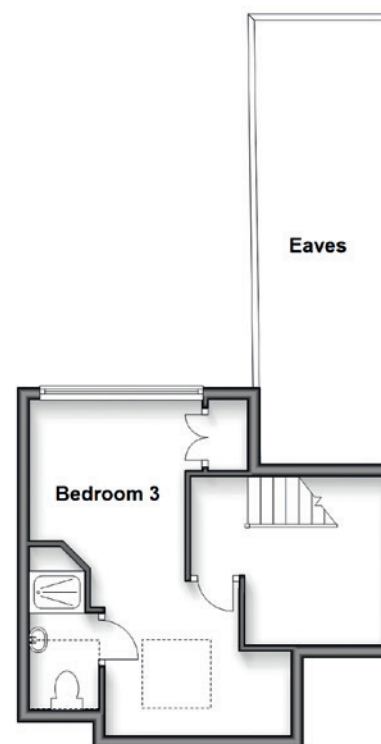
Ground Floor
Approx. 80.3 sq. metres (864.6 sq. feet)



First Floor
Approx. 61.6 sq. metres (662.6 sq. feet)



Second Floor
Approx. 25.1 sq. metres (270.0 sq. feet)



Ground Floor

Entrance Hall	
Cloakroom	
Lounge	14'1 x 12'5
Dining Area	14'0 x 12'0
Breakfast Area	10'2 x 7'2
Family Area	8'7 x 12'0
Kitchen	9'3 x 12'11
Utility Room	11'5 x 12'0
Office	8'2 x 5'2

First Floor

Landing	
Bedroom 1	18'2 x 11'1
Bedroom 2	13'11 x 10'0
Bedroom 4	12'3 x 9'7
Bathroom	
Shower Room	

Second Floor

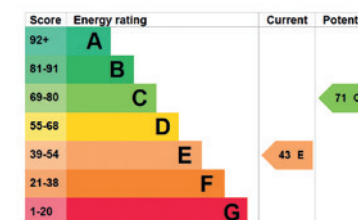
Landing	
Bedroom 3	17'1 x 7'1
En-Suite Shower Room	
Eaves	

Outside

Off Street Parking
Rear Garden

£ 1,250,000

Council Tax Band: F
Tenure: Freehold



Fine & Country Loughton
234 High Road, Loughton, Essex IG10 1RB
020 8418 0018 | loughton@fineandcountry.com

