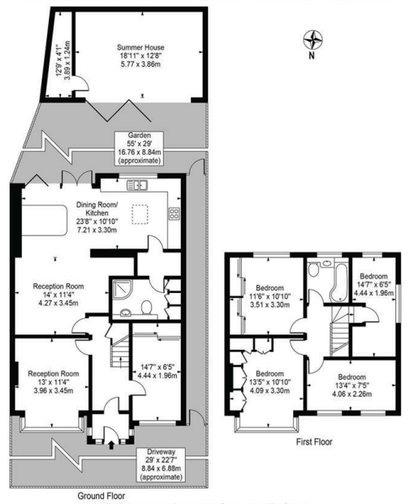




River Road

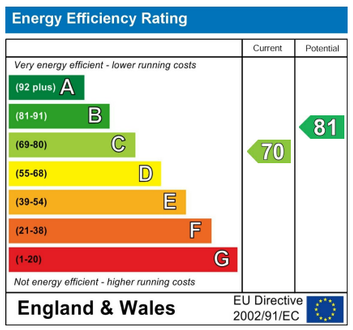
Approx. Gross Internal Area 1463 Sq Ft - 135.92 Sq M
(Excluding Outbuilding)
Approx. Gross Internal Area Of Outbuilding 290 Sq Ft - 26.94 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Council: Epping Forest | Council Tax Band: E | Floor Area: 1460.00 sq ft





The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

CHURCHILL estates



CHURCHILL estates

River Road, Buckhurst Hill, IG9 6BS

Price Guide £875,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2





Request a Viewing: **0208 504 2222** Email: **buckhursthill@wearechurchills.co.uk**







Price Guide £875,000 - £900,000

Situated along the popular River Road in Buckhurst Hill, this attractive four-bedroom end-of-terrace property offers generous and versatile accommodation, extending to approximately 1,500 sq ft. Having been enlarged to the side and rear, the house provides an excellent balance of reception space and practical family accommodation, making it particularly well suited to modern lifestyles. Its convenient setting also places Buckhurst Hill Central Line station and the amenities of Queens Road within easy reach, including a variety of independent retailers, eateries, coffee shops and Waitrose.

The ground floor offers a selection of well-designed living spaces. At the front, a charming reception room enjoys plenty of natural light through an impressive bay window, with a feature fireplace adding character to the room. There is also an additional reception room which would make an ideal study, playroom or snug.

The main living space is positioned at the rear and forms a particularly impressive feature of the home. The extended kitchen and dining area incorporates contemporary white gloss units, granite work surfaces and a central island, with a striking roof lantern overhead enhancing the sense of space and bringing natural light into the room. Bi-folding doors span the rear of the property and open onto the south-facing garden, making this an excellent space for both everyday family life and entertaining. A separate utility room and ground-floor shower room add further convenience.

Outside, the rear garden has been arranged to offer an attractive yet easy-to-maintain space, with composite decking and artificial grass. At the far end, a substantial detached outbuilding provides a range of potential uses, whether as a dedicated workspace, fitness room, creative studio or garden retreat. Side access is also available.

The first floor accommodates four generously sized bedrooms, each benefiting from air conditioning. The principal bedroom also incorporates fitted wardrobes, while the remaining bedrooms offer flexibility for children, guests or additional workspace. A stylish family bathroom, complete with full tiling and contemporary fittings, serves the floor.

Additional features include photovoltaic solar panels with battery storage, offering improved energy efficiency, together with a resin-bound driveway to the front providing off-street parking for several vehicles.

River Road is a particularly desirable location for families, with a number of highly regarded schools within the surrounding area. Nearby parks and green spaces provide opportunities to enjoy the outdoors, while the extensive woodland and walking routes of Epping Forest are also close at hand. Combined with the transport links and amenities of Buckhurst Hill, this is a well-positioned family home offering both space and convenience.



