

RIVER ROAD,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Stunning three bedroom family home | Contemporary styling throughout | Open plan kitchen / living space | Separate sitting room | Modern kitchen & bathroom | Potential for further extension (stpp) | Attached garage & parking | 80ft south facing garden  
Excellent spot for the tube, schools & green spaces | EPC rating tbc / Council tax band E

**Guide Price**  
**£775,000**

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A stylishly presented three bedroom end of terrace property which is ideally situated for the Central Line, Queens Road and the green spaces of the Roding Valley nature reserve. Features include a wonderfully bright and airy contemporary interior, south facing rear garden, attached garage and off street parking for three cars.

### Location

River Road is ideally situated within an easy walk of the Central Line Station and the boutique shops, restaurants, cafes and Waitrose at Queens Road. There is also an excellent choice of both state and independent schools close by. Buckhurst Hill is a particularly sought after area, being conveniently located for access to the City and West End, easy access to the major road networks via the M11 and M25, whilst still being a quieter location with Epping Forest and the Roding Valley Nature Reserve on your doorstep.

### Interior

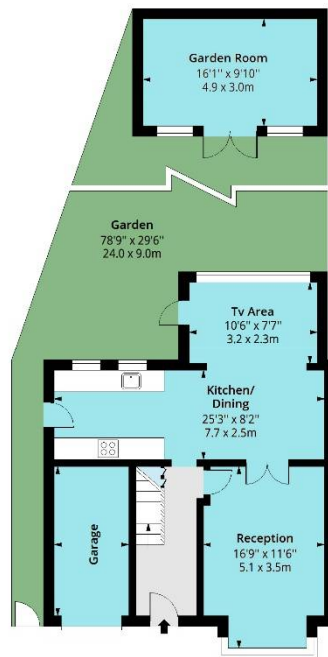
The present owner has created a wonderfully contemporary home, offering over 1,100 sq, ft, of accommodation, with the potential to extend further (stpp). The ground floor commences with a welcoming entrance hall with white porcelain tiling and stairs with carved banisters to the first floor. The front reception room is a generous space with a traditional bay window, neutral decor and glazed double doors which open to the dining room. The rear of the ground floor has been extended behind the garage and fitted with a range of modern high gloss units with quartz worktops. The kitchen is open to a lounge/dining area, all with porcelain tiling and a similar neutral decor and views of the rear garden. Upstairs are three well appointed bedrooms, the principal rooms with fitted wardrobes, served by a luxury bathroom with a modern suite with contrasting tiling.

### Exterior

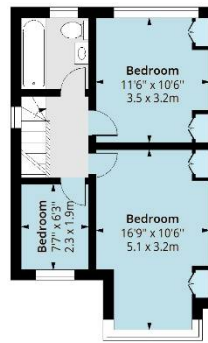
The front garden offers parking for three cars along with driveway access to the attached garage. There is also a handy walkway leading to the rear garden, which is a real treat - south facing and almost 80ft in length with a patio area, extensive lawn with beds and borders and to the rear is a garden room / studio which could be a workspace, gym, games room, or just an extra storage space, although with the attached garage, this hardly seems necessary.

# River Road IG9

Approx. Gross Internal Area 1133 Sq Ft - 105.26 Sq M



**Ground Floor**  
Floor Area 683 Sq Ft - 63.45 Sq M



**First Floor**  
Floor Area 450 Sq Ft - 41.81 Sq M

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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 feet.

Date: 5/4/2026

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.  
Details Prepared on 5th May, 2026