



**Russell Road, Buckhurst Hill, IG9**

**BUTLER & STAG**





**Set on Russell Road, this substantial and beautifully arranged family home finished to exacting standards offers approximately 213.6 sq. metres (2,300 sq. ft.) of versatile living space laid out over two generous floors.**

### Freehold

- Stunning Detached Family Home
- Master Bedroom With En-Suite & Dressing Room
- Separate Formal Reception Room
- Underfloor Heating Throughout The Ground Floor
- Off-Street Parking for Four Vehicles - EV Charging Point Installed
- Four Double Bedrooms/Two Bathrooms
- Spectacular Open Plan Kitchen/Lounge/Diner Fitted With Sonos Sound System
- Study Room/Utility Room & External CCTV
- Fully Landscaped West Facing Rear Garden
- 0.5 Miles To Buckhurst Hill Central Line Station



Having undergone extensive remodelling by the current owners, the ground floor is designed with modern living in mind, centred around an impressive open-plan kitchen/dining area extending to over 5.5m in width, ideal for entertaining and everyday family life. The kitchen fitted with Epic Statuario Porcelain worktops, flows seamlessly into a spacious lounge area with vaulted ceiling, creating a bright and sociable heart to the home. In addition, the ground floor benefits from a separate living room, perfect as a more formal reception or snug, a dedicated home office, a utility room, and a convenient WC, all accessed via a welcoming entrance hall.

The first floor offers well-balanced accommodation comprising four generously sized bedrooms. The principal bedroom enjoys excellent proportions and is complemented by a dressing room and en-suite shower room with views over the garden. The remaining bedrooms are served by a modern family bathroom, with a central landing providing good separation between rooms and an excellent sense of space. There is also further potential to extend into the loft STPP.

With its flexible layout, multiple reception areas, and well-proportioned bedrooms, this property is ideally suited to growing families, home workers, or those seeking generous living and entertaining space in a thoughtfully designed home.

Externally, the secluded West-facing rear garden offers an initial patio allowing plenty of space for entertaining and provides an excellent space for outdoor dining and relaxation. The remainder of the garden is laid to lawn, with a variety of flower and shrub beds adding to its appeal. At the rear of the garden, a raised decked area allows for further seating and is also met with a storage shed offering a running power connection but has the opportunity to be converted into much more. The front driveway lends itself to allow off-street parking for up to four vehicles whilst also having an EV charging point.

Living in Buckhurst Hill offers families an exceptional balance of community charm, green surroundings, and excellent schooling. Nestled on the edge of Epping Forest, the area combines a peaceful, village-like atmosphere with easy access to London via the Central Line.

Families are particularly drawn to the well known schools locally within the area which include St John's Church of England Primary School, a highly regarded local school known for its nurturing environment, strong academic standards, and active parent community alongside Loyola Preparatory school.

With its friendly high street, independent cafés, and beautiful open spaces, Buckhurst Hill provides the perfect setting for families seeking a safe, connected, and enriching place to call home.





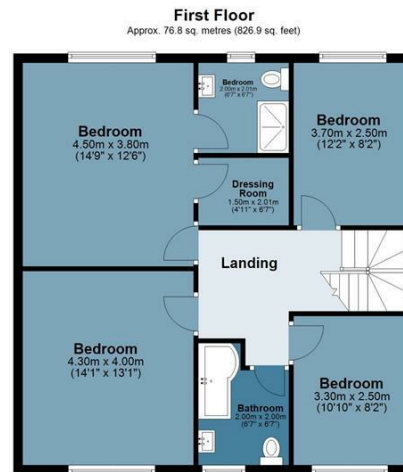
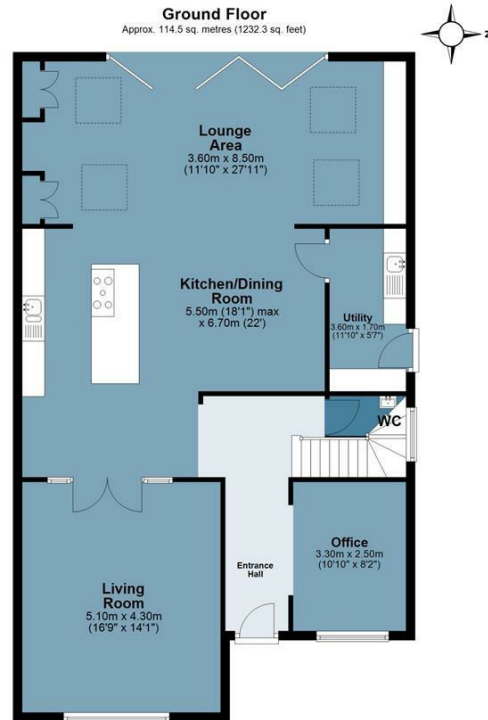




## Russell Road

Approx. Gross Internal Area 213.6 sq. metres (2300 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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