

Rous Road, IG9

PAUL BERG

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Guide Price £625,000-£650,000
Freehold

Over 70 years in one family. Now it's your chance to transform it. This 1950s semi-detached family home sits on one of the area's quietest streets, surrounded by open green spaces, with genuine blank canvas potential and solid bones worth building on.

The framework is there: two receptions, kitchen, three bedrooms, wet room with shower. A 50ft south-west facing garden, garage and off-street parking for two cars give you the space to work with. Full refurbishment throughout, plus genuine scope for extension and loft conversion (subject to planning), means a confident buyer can create something truly special.

Excellent connectivity in all directions. Buckhurst Hill station offers direct access to the Central Line. This location places you moments from a vibrant mix of restaurants, bars and everyday amenities, with Queen's Road equally close by. Good primary, secondary and private schools are within distance, making this ideal for families.

Schedule your viewing and start planning the transformation



Tel: 07951 529 224

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GARAGE IS EXCLUDED FROM INTERNAL FLOOR SPACE

TOTAL FLOOR AREA : 980 sq.ft. (91.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Local Authority: Epping Forest

Council Tax: Band E - £2,763.09 per annum

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