



CHURCHILL
estates



River Road, Buckhurst Hill

Guide Price £875,000

Tenure : Freehold

Floor Area : 1463.00 sq ft

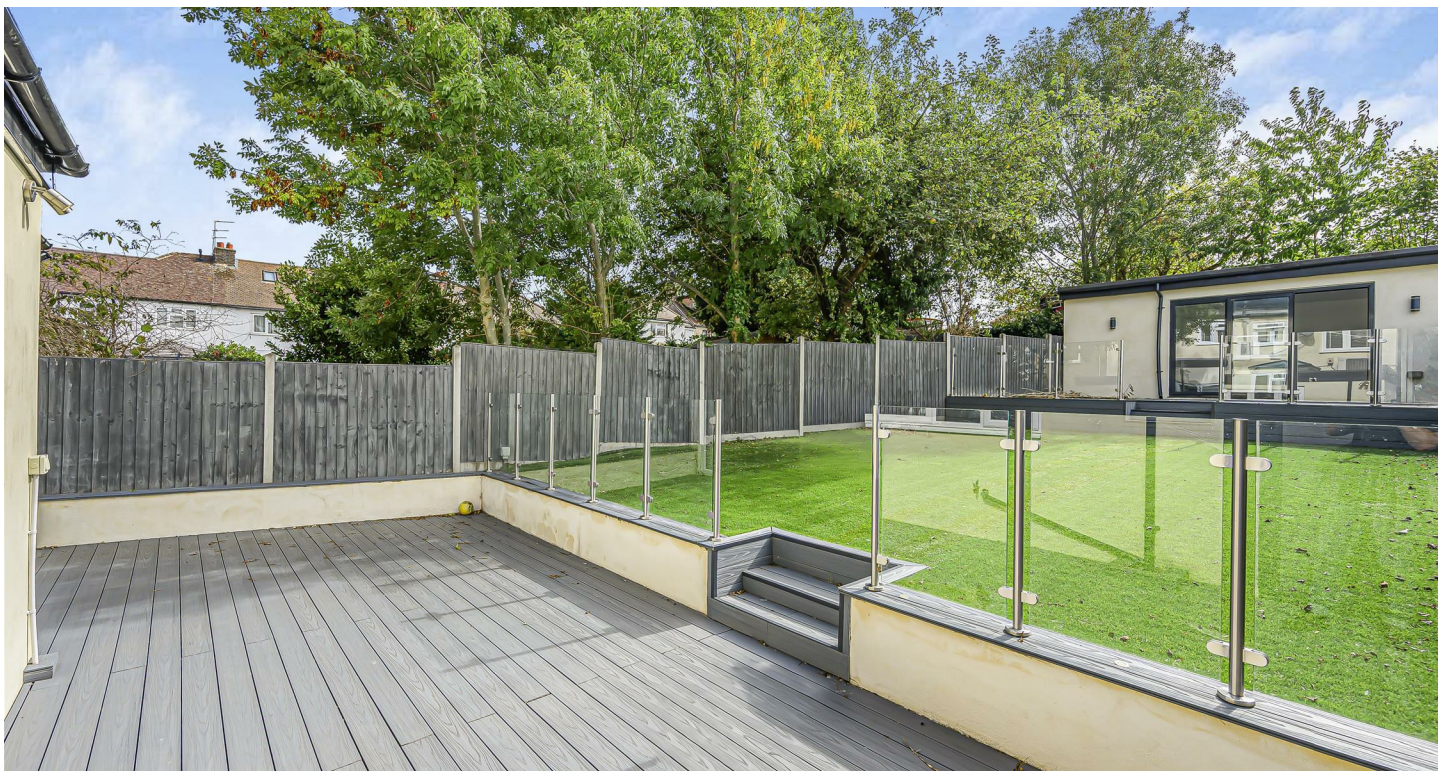
Local Authority : Epping Forest

Council Tax Band : E

Bedrooms : 4

Receptions : 2

Bathrooms : 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £875,000 - £900,000

A beautifully extended four-bedroom end of terrace family home, ideally positioned on the sought-after River Road in Buckhurst Hill.

Spanning just under 1,500 sq ft, this spacious home has been thoughtfully extended to both the side and rear, creating a versatile layout that works particularly well for modern family living. The property is also ideally placed for Buckhurst Hill Central Line station and Queens Road, where you'll find a great selection of independent shops, cafés, restaurants and Waitrose.

On entering the property, the front reception room immediately feels bright and welcoming, with a large bay window allowing plenty of natural light into the room, complemented by a feature fireplace.

There is also a separate study/playroom to the front, providing useful additional space for working from home or family life. To the rear, the heart of the home is the impressive open-plan kitchen, living and dining space. The kitchen is fitted with sleek white gloss cabinetry, granite worktops and a central island, while a large roof lantern floods the room with natural light. Full-width bi-folding doors open directly onto the south-facing garden, creating a seamless connection between the inside and outside spaces. The garden has been designed with low maintenance in mind, featuring composite decking and artificial lawn, while a substantial outbuilding to the rear offers excellent flexibility and could be used as a home office, gym, studio or summer house. There is also convenient side access. The kitchen further benefits from a separate utility room and a downstairs shower room.

Upstairs, there are four well-proportioned bedrooms, all of which benefit from air conditioning. The master bedroom also features fitted wardrobes, providing useful built-in storage. Completing the first floor is a modern family bathroom, finished with contemporary fittings and fully tiled throughout.

Further benefits include Pv solar panels with battery storage, helping to improve the property's energy efficiency, while to the front there is a resin driveway providing off-street parking for multiple vehicles.

The location is particularly appealing for families, with a choice of well-regarded schools, parks and open green spaces nearby, as well as the surrounding Epping Forest providing plenty of opportunities for walks and outdoor activities.







- Guide Price £875,000 - £900,000
- Off street parking for multiple vehicles
- Air conditioning in all bedrooms
- Short walk to Buckhurst Hill central line station & Queens Road amenities
- Pv Solar Panels with battery storage
- Four bedroom end of terrace family home
- South facing garden with summer house
- Open plan living/kitchen/ dining area with utility room & downstairs bathroom
- Side & rear extended
- Choice of well-regarded schools, parks and open green spaces nearby





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.

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