
93
CHURCHILL
estates





Rous Road, Buckhurst Hill

Guide Price £625,000

Bedrooms: 3 | **Receptions:** 1 | **Bathrooms:** 1

Tenure: Freehold

Floor Area: 1013.00 sq ft

Local Authority: Epping Forest

Council Tax Band: E

- Three bedroom family home
- Off-street parking
- Open plan double reception
- Extended kitchen
- Chain free
- Potential for further enhancement STPP
- Sought after location
- Short walk to Buckhurst Hill Central Line Station & Queens Road amenities
- Downstairs WC & wetroom
- Moments from Roding valley nature reserve









Located on one of Buckhurst Hill's most sought-after residential roads, this chain-free three-bedroom terraced home offers just over 1,000 sq. ft. of accommodation and presents an excellent opportunity for buyers looking to create a home tailored to their own tastes.

Rous Road is one of Buckhurst Hill's most desirable addresses, ideally positioned within a short walk of Buckhurst Hill Central Line station, providing direct links into the City and West End. Queens Road is also nearby, offering an excellent selection of cafés, restaurants, boutiques and everyday amenities, while Roding Valley Nature Reserve is just a short stroll away, providing beautiful open green space and scenic walks.

The ground floor comprises a bright through lounge/dining room, providing a generous living and entertaining space, together with an extended kitchen leading to a separate utility area. There is also the added benefit of a ground floor wet room with WC. Upstairs, the property offers three well-proportioned bedrooms, including two doubles and a good-sized single, all served by a family bathroom.

To the rear, the garden extends to approximately 65ft and features a decked patio, offering plenty of space for outdoor dining and family enjoyment. To the front, the property benefits from off-street parking.

The property offers fantastic scope for improvement and, subject to the necessary planning consents, further extension potential, making it an ideal purchase for those looking to add value and put their own stamp on a home. Offered to the market with no onward chain, this is a rare opportunity to acquire a family home in a prime location with exceptional potential.

















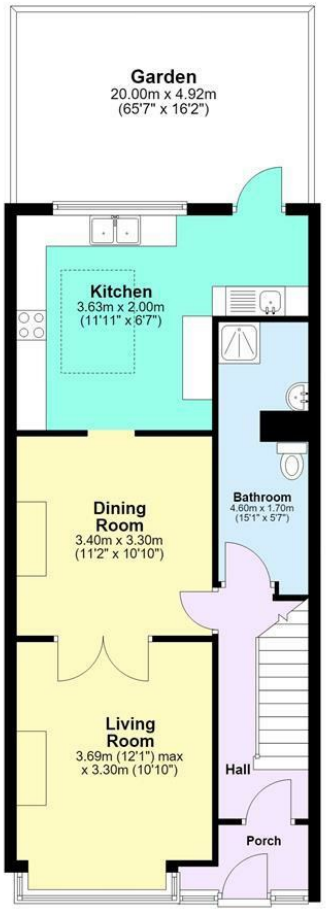






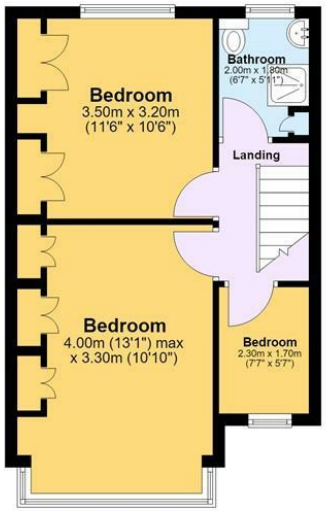
Ground Floor

Approx. 56.3 sq. metres (605.6 sq. feet)
(excluding Garden)



First Floor

Approx. 37.9 sq. metres (407.7 sq. feet)



Total area: approx. 94.1 sq. metres (1013.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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Rous Rd

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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