

Daniel  
Frank





## 48 Rous Road Buckhurst Hill, IG9 6BT

This well-proportioned three-bedroom home offers an excellent opportunity for modernisation.

The ground floor features a generous living and dining room, with the kitchen positioned at the rear of the property and access to the rear garden. A convenient downstairs WC and garage completes the ground floor.

Upstairs, there are three bedrooms served by a family bathroom.

Externally, the property benefits from a rear garden and off street parking for one.

The property is ideally located approximately 0.5 miles from Buckhurst Hill Central Line Station, providing direct access into London, while Queens Road and its range of local amenities are also within easy walking distance, including shops, cafés, restaurants and everyday conveniences.

EPC - to be confirmed.

**Tenure** Freehold  
**Council** Epping Forest

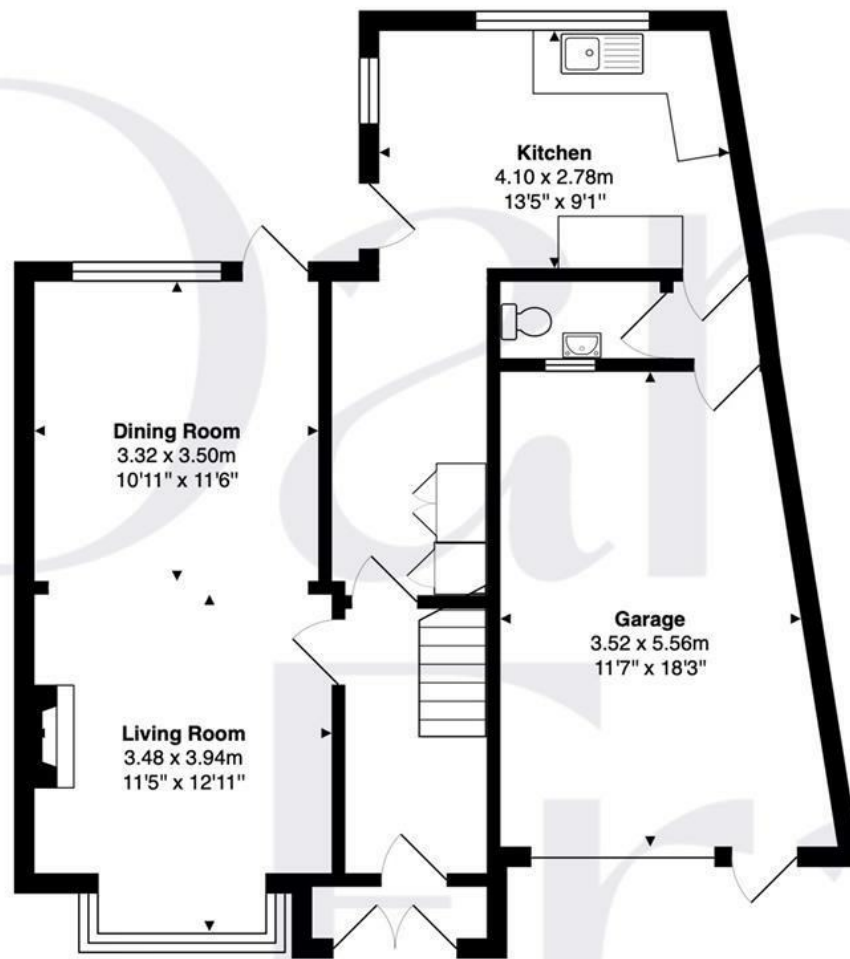




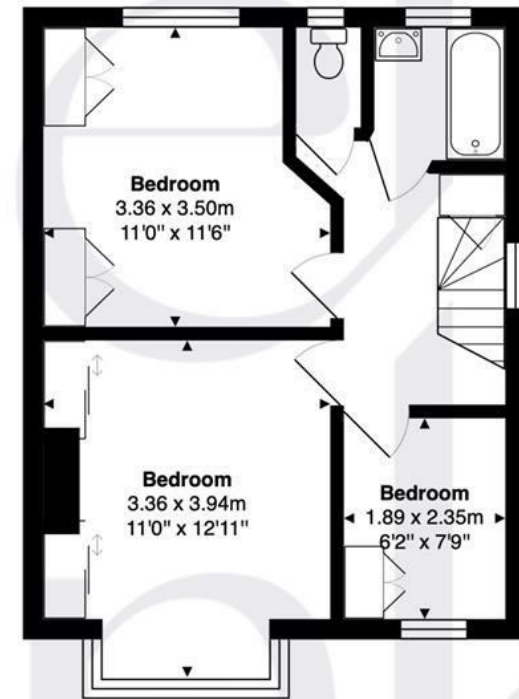
Your Next Chapter



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**Ground Floor**  
Area: 75.3 m<sup>2</sup> ... 811 ft<sup>2</sup>



**First Floor**  
Area: 38.8 m<sup>2</sup> ... 418 ft<sup>2</sup>

**Total Area: 114.1 m<sup>2</sup> ... 1228 ft<sup>2</sup>**

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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## WHY BUCKHURST HILL?

Buckhurst Hill as an area offers everything you need. Queens Road is located in the centre of Buckhurst Hill and covers all essential needs with Waitrose being the main supermarket as well as popular cafes, coffee shops and restaurants. Having Knighton Woods and Roding Valley Nature Reserve on your doorstep is yet another perk of living here. Buckhurst Hill Football Club & Buckhurst Hill Cricket Club are both easily accessible and provide sporting opportunities for the local community. In terms of schools there is a choice of both private and highly regarded state schools in the area.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

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

