

ROUS ROAD,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Extended 1930's family home | Stunning spot backing onto Roding Valley Nature Reserve | Four bedrooms with en suite to master | Open plan kitchen / living space | Separate sitting room | Sold with no onward chain | Modern family bathroom | Mature 65ft rear garden | Close to the tube, shops and schools | EPC rating C71 / Council Tax band E

Guide Price
£730,000



Offering stunning views of the Roding Valley Nature Reserve is this extended four bedroom 1930's family home. Features include four bedrooms, bathroom and en suite shower room and downstairs is an open plan kitchen / living space, separate lounge and a guest cloakroom. There are front and rear gardens, the mature rear garden being L-shaped, approximately 65ft in length with the park as a stunning back-drop.

Location

Rous Road is a highly sought after spot, ideally positioned just a short walk from Buckhurst Hill Central Line station. The boutique shops, salons, cafes and Waitrose of Queens Road and local state and independent schools are also close by. Buckhurst Hill is a particularly sought after area, being conveniently located for access to the City and West End, easy access to the major road networks via the M11 and M25, whilst still being a quieter location with Epping Forest surrounding the area and the Roding Valley Nature Reserve in this case, just at the end of the garden.

Interior

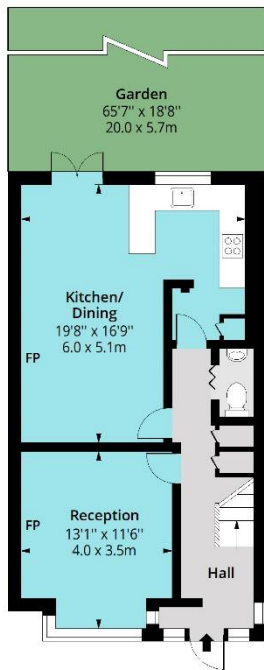
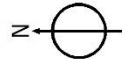
The ground floor accommodation commences with a welcoming entrance hall leading to a very handy guest cloakroom. The front reception room is a sitting room with a traditional lead light bay window and fireplace with a gas coal effect fire. The rear of the ground floor was extended by the previous owners to create a superb open plan living space with ample room for sitting, dining and a well equipped fitted kitchen. Features include a log burner, exposed floor boards, and French doors opening onto the rear garden. The first floor offers three well appointed bedrooms, served by a family bathroom with a modern white suite. The loft was converted some years ago to add a fourth/principal bedroom with an en suite shower room and walk in wardrobe. The outlook from this room is absolutely stunning with far reaching views across the Nature Reserve towards Chigwell.

Exterior

The front of the property has a traditional garden with a lawn and borders, however subject to permissions, this could be converted to off street parking. The rear garden measures approximately 65ft in length commencing with a patio leading to an extensive lawn with a fish pond, shrub and tree borders and sheds to the rear. There is a further section of garden creating an L-shape behind that of the neighbouring property, and there is gated access to the park.

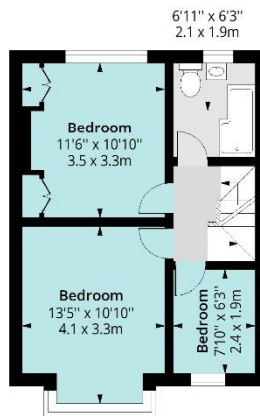
Rous Road IG9

Approx. Gross Internal Area 1283 Sq Ft - 119.19 Sq M
 Approx. Gross Eaves Storage Area 79 Sq Ft - 7.34 Sq M



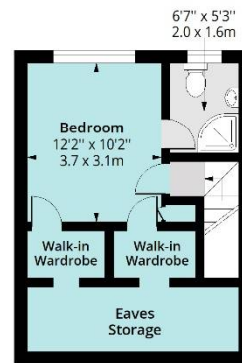
Ground Floor

Floor Area 585 Sq Ft - 54.35 Sq M



First Floor

Floor Area 434 Sq Ft - 40.32 Sq M



Second Floor

Floor Area 264 Sq Ft - 24.53 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 1/7/2026

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.
 Details Prepared on 2nd July, 2026