

ROUS ROAD,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Superb four bedroom, two bathroom property | Bright and spacious double reception | Kitchen/ breakfast room plus utility area | Guest cloakroom | Top floor bedroom with separate shower room | Three bedrooms on the first floor | Contemporary bathrooms | Roding Valley Nature Reserve on the doorstep | Great location for Queens Road's shops, Central Line Station and schools | EPC rating C72 / Council tax band E

**Guide Price**  
**£750,000**

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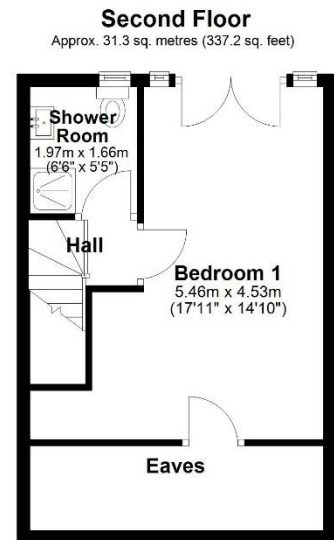
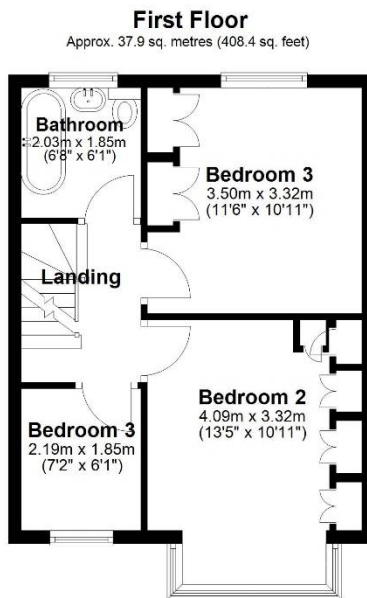
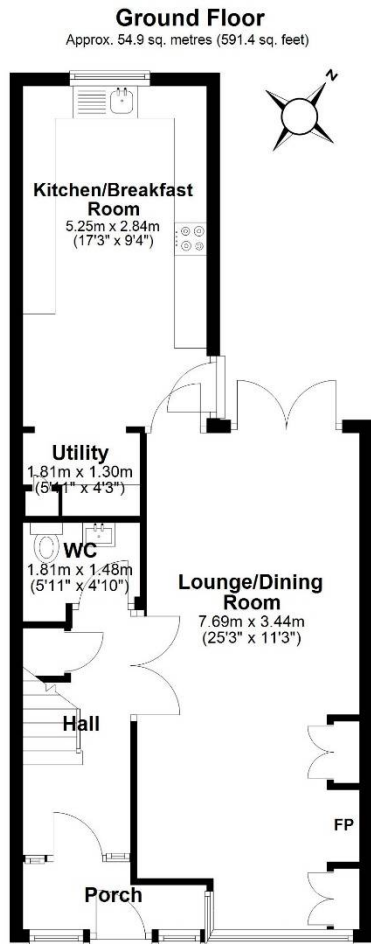


This beautifully presented and well planned mock Tudor 1930's terraced property has much to offer with a top floor principal bedroom with separate shower room, three further bedrooms, family bathroom, double reception, and a kitchen / breakfast room with utility area along with a guest cloakroom. The property does offer further potential for extension to the rear (subject to planning permission).

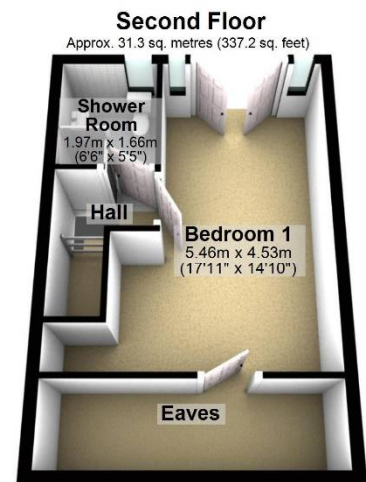
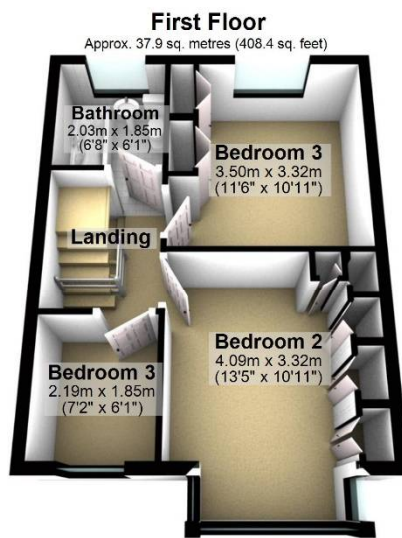
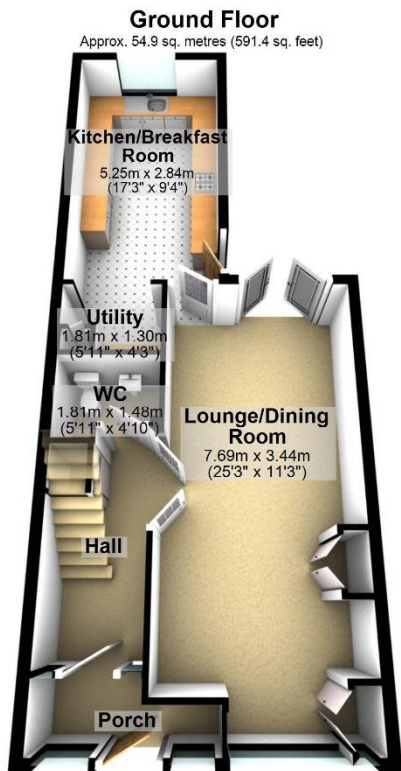
**Location** Rous Road is a highly sought after spot, ideally positioned just a short walk from Buckhurst Hill Central Line Station. The boutique shops, salons, cafes and Waitrose of Queens Road, and local state and independent schools are all close by. Buckhurst Hill is a particularly popular area,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

**Interior** The property commences with a double glazed porch leading into a welcoming entrance hall with double doors opening onto a bright and spacious double reception with plenty of room for both relaxing and dining. There are so many nice features but to name a few, the fireplace with limestone surround, bespoke cabinetry in the alcoves and double doors onto the garden patio and a traditional bay window to the front aspect. The kitchen / breakfast room is fitted with ample units, integrated appliances with space for a range cooker and a breakfast table. The utility area also offers additional storage options. From the hallway there is an attractive guest cloakroom with a fitted vanity unit and contemporary fittings. The first floor has three bedrooms, two doubles and a single, and are all served by a family bathroom; fitted in a traditional design with roll top bath, overhead shower, vanity sink unit and complementary tiling. The two double bedrooms have bespoke fitted wardrobes and the second has an air conditioning unit fitted, whilst the smaller bedroom makes a perfect study or nursery. On the top floor is the principal bedroom, a bright and airy space with double doors and a Juliet balcony with great views to the rear. There is a separate shower room, stylishly fitted with a corner cubicle and a modern suite.

**Exterior** The front garden is neatly block paved for parking and there is an EV charger which could be available separately. The rear garden measures approximately 70ft in length, with a patio area, lawn and wonderfully mature mixed borders, and having a westerly aspect is perfect for the afternoon and evening sun.



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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 25th July, 2024