

ROUS ROAD,
BUCKHURST HILL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Superbly extended family home | Sought after location, ideal for the Central Line, schools & green spaces | Three well appointed bedrooms | Two reception rooms with period features | Stunning kitchen / diner | Bathroom with roll-top bath | Delightful west facing rear garden | Parking for two cars | No onward chain | EPC rating tbc / Council Tax band E

Guide Price
£800,000

020 8504 9344

| info@farroneil.co.uk

| www.farroneil.co.uk



A superbly extended family home, right in the heart of Buckhurst Hill, just a short walk from the Central Line, Queens Road, Roding Valley Nature Reserve and sought after schools. Features include two reception rooms, a generous kitchen / diner with three well appointed bedrooms, luxury bathroom and a delightful west facing rear garden.

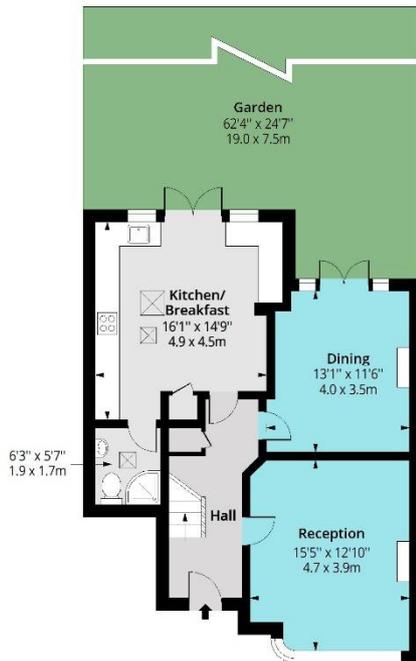
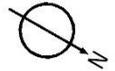
Location Rous Road is a highly sought after spot, ideally positioned just a short walk from Buckhurst Hill Central Line Station. The boutique shops, salons, cafes and Waitrose of Queens Road, and local state and independent schools are also close by. Buckhurst Hill is a particularly popular area, being 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 a stone's throw away. There is an excellent choice of tennis, cricket and golf clubs close by, along with a David Lloyd Leisure Club a walk away.

Interior The ground floor accommodation consists of two charming receptions, a spacious kitchen / diner and a cloakroom / shower room. The front reception has a cosy feel with oak flooring, traditional bay window and a limestone fireplace with a wood burning stove; perfect for a winter evening. The rear reception naturally opens onto the rear garden and offers a cast iron fireplace, wooden flooring and French doors. The kitchen is the real hub of the home, however. Extended to offer ample space for six seater dining table with fitted kitchen units with beech worktops, a ceramic sink, and there is plenty of space for integrated appliances and storage. Off the kitchen is a shower room / guest cloakroom which is a good size with a white suite and contrasting mosaic tiling. Upstairs are three well appointed bedrooms, the double bedrooms having cast iron fireplaces. The bathroom is a real treat, with its freestanding roll top bath and a heritage suite. There would also appear to be the potential to further extend the house to either the loft, side and rear, subject to the usual planning consents being approved.

Exterior The front garden offers space for two cars alongside a garden area. There is an attached "garage" which offer storage space for bikes and the like. The rear garden is a real treat, unoverlooked and west facing, so ideal for the afternoon and evening sun. It's a beautifully mature garden with a patio area for entertaining, an extensive lawn with a mix of trees, shrubs and flower borders with a timber shed to the rear.

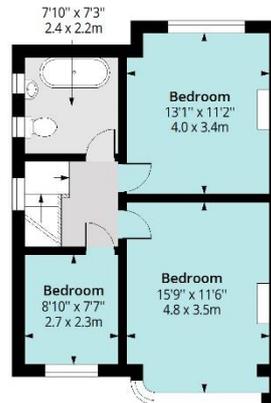
Rous Road IG9

Approx. Gross Internal Area 1252 Sq Ft - 116.31 Sq M



Ground Floor

Floor Area 718 Sq Ft - 66.70 Sq M



First Floor

Floor Area 534 Sq Ft - 49.61 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.

Date: 25/3/2026

Farr O'Neil
RESIDENTIAL ESTATE AGENTS

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 27th March, 2026