

DURDEN & HUNT

INTERNATIONAL



Rous Road, Buckhurst Hill IG9

Offers Over £1,000,000

- Over 2,400 SQFT
- Orangery Dining Room
- Summer House
- Study Room
- Garage
- Five Bedrooms, Three With Fitted Wardrobes
- Downstairs WC
- Driveway With Off Street Parking
- Garden With Patio Areas
- Gym Room

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Council Tax Band: E



Located in beautiful Buckhurst hill, boasting beautiful countryside behind the garden, we find this wonderful five bedroom property with off street parking and a garage.

Situated on two floors with over 2,400 SQFT, this family home with a lovely décor throughout, has much to offer the discerning buyer.

The inviting living room has spotlights, modern flooring, elegant wall panelling and a cosy window seat to while away the hours on. French doors lead out to the garden from here.

Your family and friends will love spending time in the stylish kitchen with its beautiful cabinets and counter tops, then eating dinner in the impressive glass orangery whilst gazing out onto the garden.

The ground floor further benefits from a spacious study room, perfect on working from home days, a gym for all your daily workouts, plus a downstairs WC.

Upstairs you'll find the five flexible bedrooms. A double and a single bedroom both share a bathroom with a walk in shower and double vanities.

Two double bedrooms have fitted wardrobes whilst a single bedroom with fitted wardrobes is currently being used as a storage room, but could also work as a home office. A stylish family bathroom with a stand alone bath and a walk in shower optimises this floor.

Outside to the low maintenance garden with pretty shrubs and plantings plus large entertaining patios areas, perfect for warmer weathers. There is also a great summer house in the back with space for seating, a shower room and storage.

Located in beautiful Buckhurst Hill, and convenient for local shops, restaurants, cafes, parks, schools and amenities. It also benefits from ample countryside spaces, including Epping Forest. Additionally it has excellent transport links with the M11, A406 and Buckhurst Hill's Central Line station that takes you directly into the city.

Contact the Durden and Hunt team today for a viewing!

Freehold
Council Tax Band E
Epping Forest

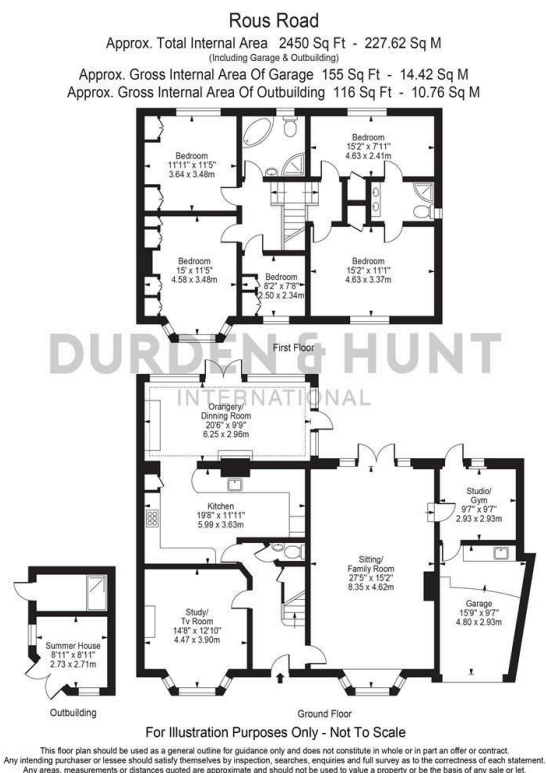
Consumer Protection from Unfair Trading Regulations 2008.
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

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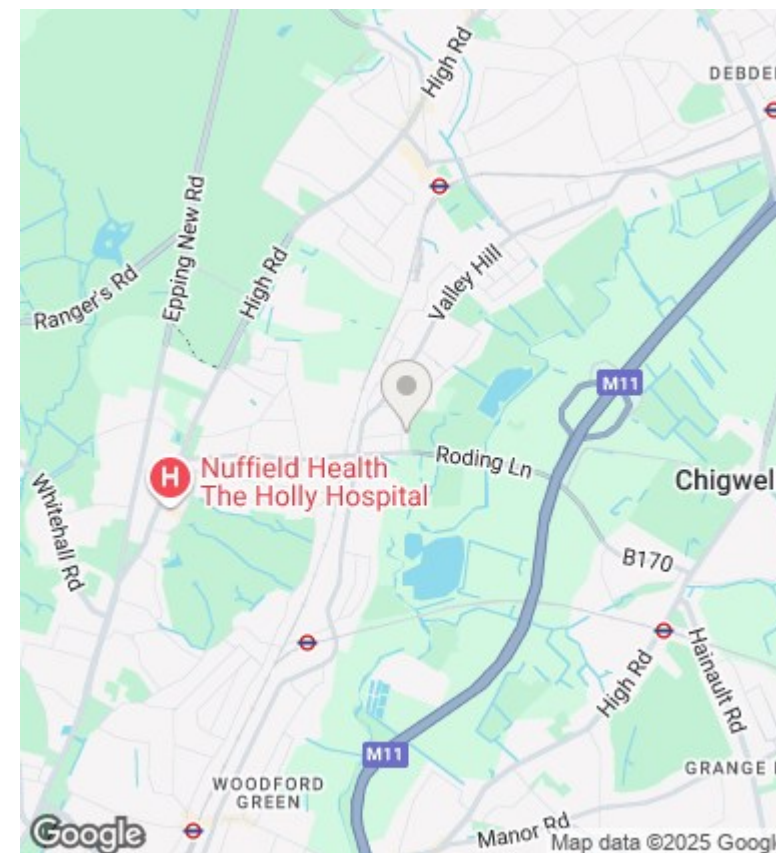


Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	76
EU Directive 2002/91/EC		
England & Wales		