



Scotland Road, Buckhurst Hill, IG9 5NP

Offers In Excess Of £1,500,000

- Offered chain free
- Five bedroom detached family home
- Arranged over three floors
- Presidential suite with sophisticated en suite bathroom
- Secure driveway parking
- High Specification throughout
- Stylish open plan kitchen/dining/family room
- Bespoke fitted kitchen with quartz worktops & Breakfast bar
- Landscaped multi level rear garden

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Nestled on the charming Scotland Road in Buckhurst Hill, this impressive detached house offers a perfect blend of space, comfort, and character. Built in 1930, the property boasts a generous 2,273 square feet of living space, making it an ideal family home, which is offered "Chain Free".

Upon entering, you are greeted by a large entrance hall which leads to a stylish reception room. The kitchen/dining/family room provides a versatile area for relaxation, entertaining, or family gatherings. The bespoke fitted kitchen is complete with quartz worktops, shaker style units, integrated appliances, breakfast bar and separate utility room. The natural light that floods these spaces creates a warm and inviting atmosphere, perfect for both quiet evenings and lively social occasions. The beautifully designed crittall doors divide the play room overlooking the kitchen.

The house features five spacious bedrooms, ensuring ample room for family members or guests. The presidential suite boasts a sophisticated ensuite bathroom with free standing rolltop bath, marble shower, Juliette balcony and walk in wardrobe. The further four bedrooms offer a peaceful retreat, with the potential for personalization to suit your style. Additionally, there is a well-appointed bathroom, designed for convenience and comfort.

Outside, the multi level rear garden is fully landscaped, offering the opportunity to enjoy some alfresco dining or gardening. There is secure parking for up to three vehicles, a valuable asset in this desirable area. The surrounding neighborhood is known for its community spirit and proximity to local amenities, including shops, schools, and parks, making it an excellent choice for families.

This delightful home on Scotland Road is a rare find, combining classic charm with modern living. It presents an exceptional opportunity for those seeking a spacious and inviting residence in the heart of Buckhurst Hill. Do not miss the chance to make this wonderful property yours.



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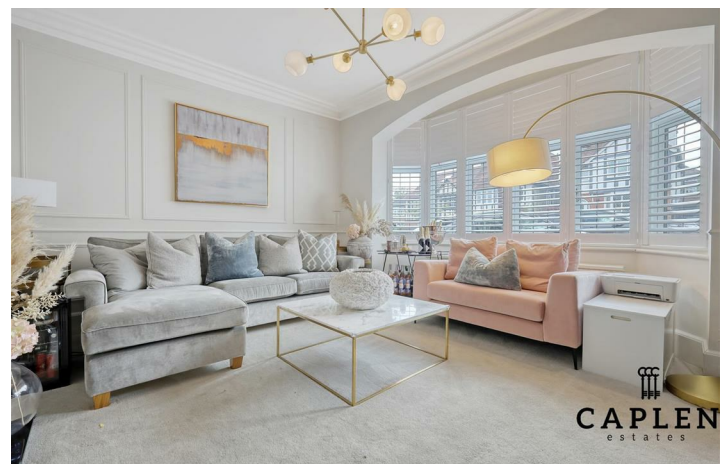


3



D

Council Tax Band: F



Ground Floor

Entrance Hall
2.74 x 2.62 (8'11" x 8'7")

Living Room
4.22 x 4.52 (13'10" x 14'9")

Hallway

WC

Utility Room

Lounge
3.64 x 3.94 (11'11" x 12'11")

Kitchen/Dining Room
8.92 x 5.99 (29'3" x 19'7")

Play Room
4.52 x 2.29 (14'9" x 7'6")

First Floor

Bedroom Two
4.24 x 4.54 (13'10" x 14'10")

Bedroom Three
3.67 x 3.96 (12'0" x 12'11")

Bedroom Four
2.79 x 3.19 (9'1" x 10'5")

Bedroom Five
2.87 x 2.62 (9'4" x 8'7")

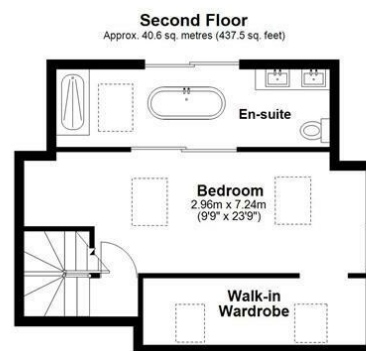
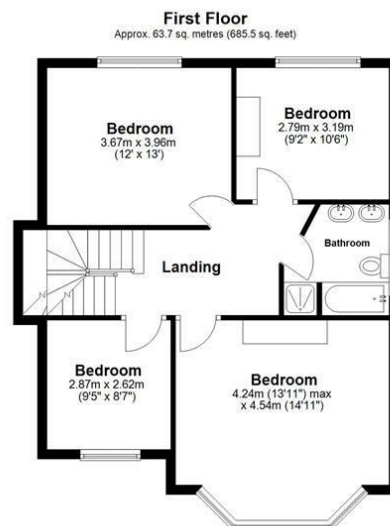
Second Floor

Bedroom One
2.96 x 7.24 (9'8" x 23'9")

Walk-in Wardrobe

Ensuite

Garden
20.77 x 10.69 (68'1" x 35'0")



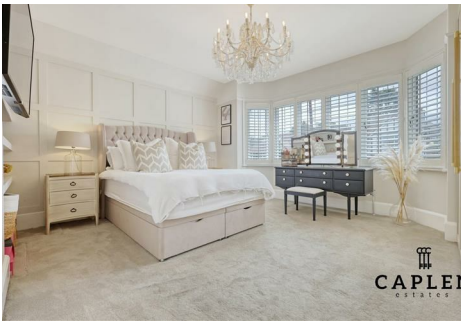
Total area: approx. 211.2 sq. metres (2273.0 sq. feet)

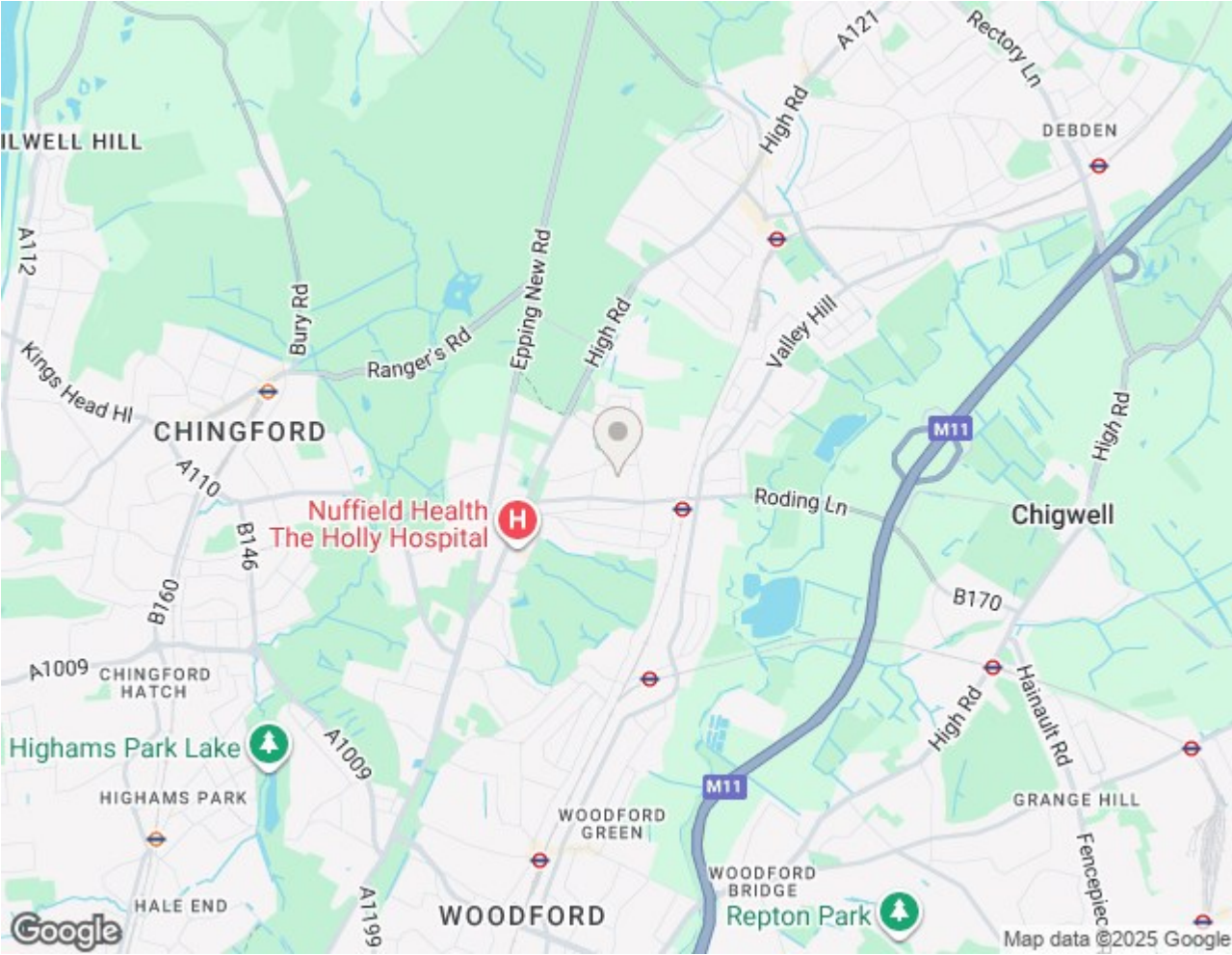
This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Scotland Road







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating:

D

Council Tax Band

F

Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.