



## Russell Road, Buckhurst Hill, IG9 5QB

Guide Price £1,000,000

- Nestled In The Heart Of Buckhurst Hill and Short Walk to Station
- Offered As A Chain Free Purchase
- Bespoke Fitted Kitchen With Granite Worktops & Separate Utility
- Fully Tiled Family Bathroom With Separate Shower
- Spacious Four Bedroom Detached House
- Option To Extend Further Subject To Planning
- Two Receptions & Family Room
- Situated Within Multiple School Catchments, Queens Road Shops & Epping Forest

# Russell Road, Buckhurst Hill, IG9 5QB

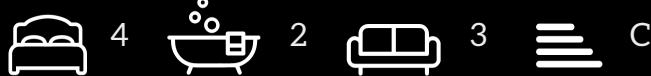
Guide Price £1,000,000 - £1,050,000

Caplen Estates offer this wonderful property located in the prestigious area of Buckhurst Hill. This spacious four-bedroom detached house offers a rare opportunity for those seeking a comfortable family home. Positioned in an ideal location with proximity to multiple school catchments, Buckhurst Hill Station, Queens Road shops, and the picturesque Epping Forest, this property boasts convenience and charm.

Offered as a chain-free purchase, this residence presents the option to extend further subject to planning, providing flexibility for future enhancements. The interior features a bespoke fitted kitchen with granite worktops and a separate utility room, catering to the demands of modern living.

With two reception rooms and a family room, there is ample space for entertaining guests or spending quality time with family. The fully tiled family bathroom includes a separate shower for added convenience. There are four double bedrooms to choose from with the main double bedroom including a shower room en suite and built in wardrobes.

This property offers a perfect blend of comfort, style, and practicality, making it an ideal choice for those looking to settle in a sought-after location. Call our sales team to arrange a viewing and avoid missing out on this prime opportunity.



Council Tax Band: F



**Living Room**  
4.80 x 4.11 (15'8" x 13'5")

**Kitchen/Dining Room**  
5.30 x 4.80 (17'4" x 15'8")

**Snug**  
3.40 x 2.76 (11'1" x 9'0")

**Family Area**  
3.67 x 3.40 (12'0" x 11'1")

**Utility**  
2.44 x 1.98 (8'0" x 6'5")

**WC**  
1.98 x 1.45 (6'5" x 4'9")

**Bedroom One**  
4.93 x 3.83 (16'2" x 12'6")

**Ensuite Shower Room**  
2.31 x 1.62 (7'6" x 5'3")

**Bedroom Two**  
4.57 x 3.46 (14'11" x 11'4")

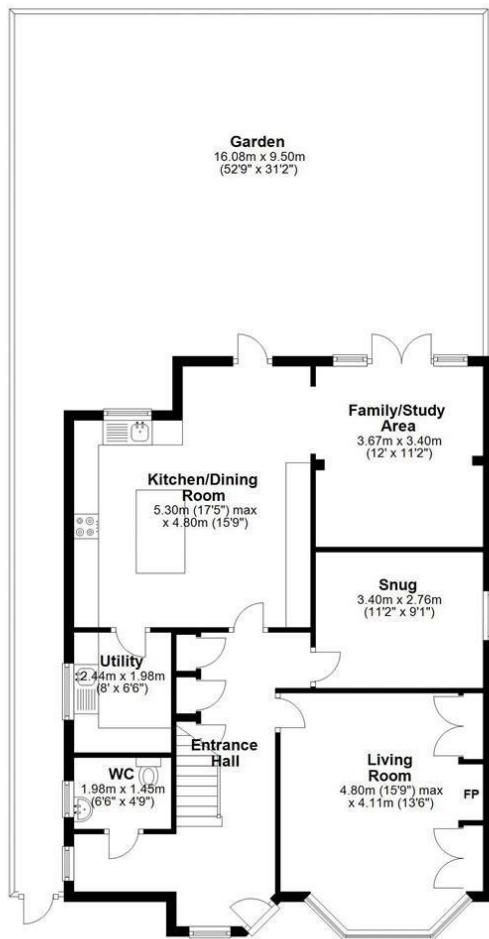
**Bedroom Three**  
4.32 x 2.68 (14'2" x 8'9")

**Bedroom Four**  
2.96 x 1.96 (9'8" x 6'5")

**Bathroom**  
3.83 x 1.96 (12'6" x 6'5")

**Garden**  
16.08 x 9.50 (52'9" x 31'2")

**Ground Floor**  
Approx. 87.8 sq. metres (945.1 sq. feet)



**First Floor**  
Approx. 74.0 sq. metres (796.2 sq. feet)

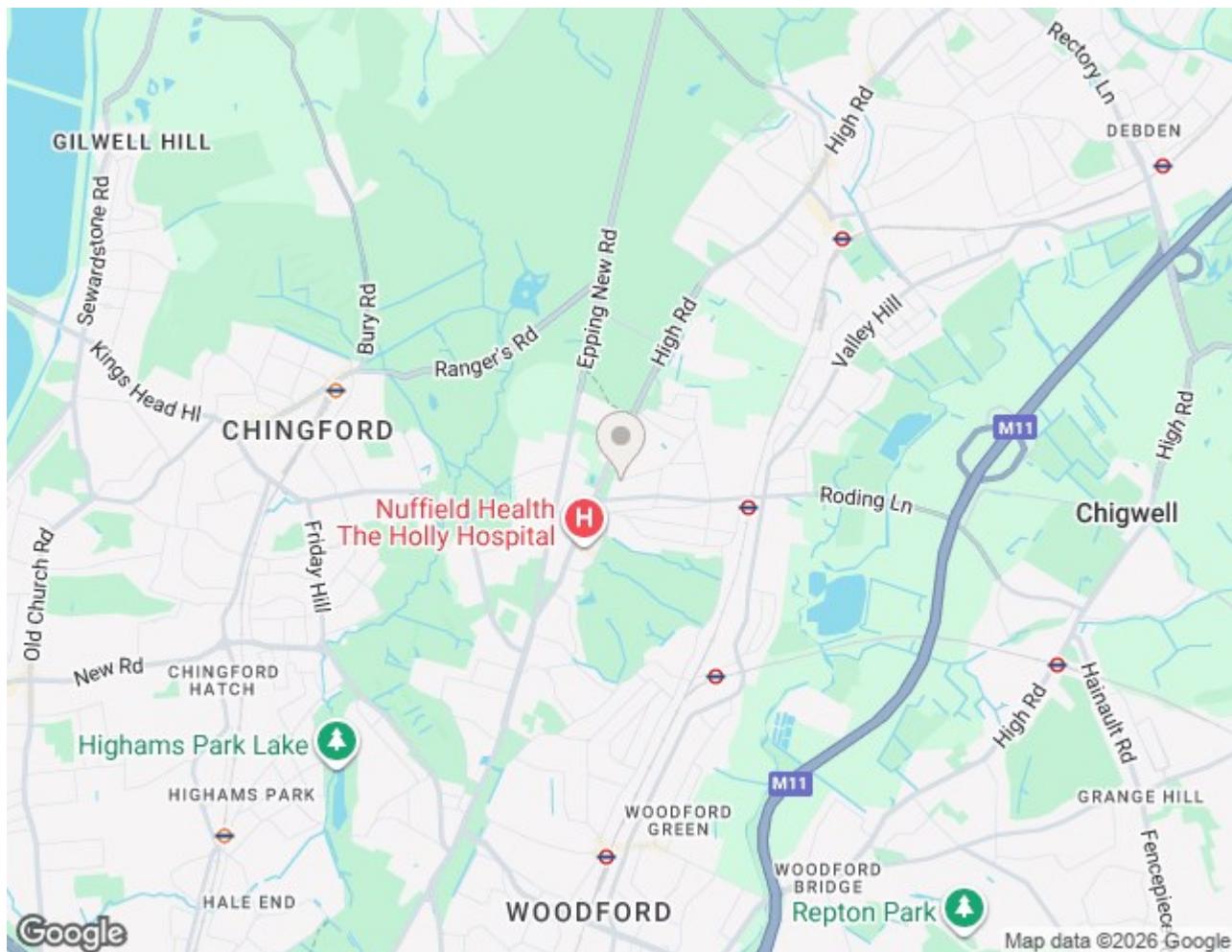


**CAPLEN**  
estates

Total area: approx. 161.8 sq. metres (1741.3 sq. feet)







### 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### EPC Rating:

C

### Council Tax Band

F

### Viewings

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