



Russell Road, Buckhurst Hill, IG9

BUTLER & STAG



St Johns Catchment! An immaculately presented five-bedroom house in a highly sought-after road in Buckhurst Hill, offering easy access to schools, Epping Forest, Queens Road and Buckhurst Hill Central Line Station



Freehold

- St Johns Catchment
- Stunning Open-Plan Living Area With Utility Room
- Stylish Shaker Kitchen With Fully Integrated Appliances
- Bi-Folding Doors On To Low Maintenance Rear Garden
- Principal Bedroom With Dressing Room & En-Suite
- 15 Minute Walk To Buckhurst Hill Central Line

This exceptionally spacious, fully refurbished, chain-free five-bedroom family home is situated in one of the most sought-after locations in Buckhurst Hill.

Perfectly positioned less than a five-minute walk from St. John's Church, the local greens, and the duck pond, this home combines convenience with charm. Families will also appreciate its location—just a one-minute walk from the highly regarded St. John's Primary School.

Recently refurbished to an exceptional standard, the property is ready to move straight into.

The ground floor features a welcoming entrance hallway, guest WC, utility room, and an impressive open-plan lounge/kitchen/diner. This space extends over 39 ft and truly must be seen to be appreciated. The space is complete with bi-folding doors on to the rear garden.

The first floor offers a luxurious principal suite with a dressing room and en-suite, a second bedroom, and a contemporary family bathroom.

The top floor comprises three further bedrooms, a shower room, and a separate WC.

Externally, the property benefits from a block-paved driveway providing parking for two vehicles. To the rear, a landscaped garden with a patio and low-maintenance artificial lawn provides the perfect space for outdoor entertaining.

Living in Buckhurst Hill offers the perfect balance of suburban charm and city convenience. Surrounded by the beautiful open spaces of Epping Forest, the area is

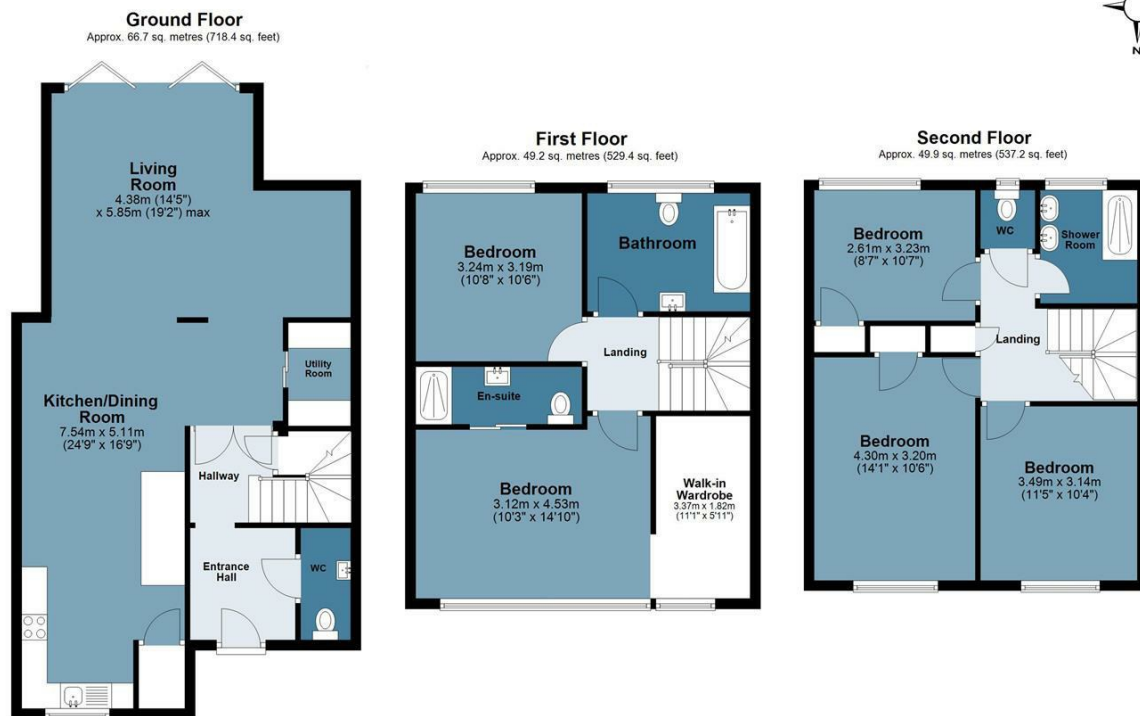




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Approx. Gross Internal Area 176 Sq M (1899 Sq Ft)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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