



Scotland Road, Buckhurst Hill, IG9

BUTLER & STAG





**Guide Price £1,200,000 - £1.250,000**

**Located on one of Buckhurst Hill's most prestigious roads, this immaculately presented family home offering 1,700 of living accommodation all within walking distance to Buckhurst Hill Station and St Johns Primary School.**



## Freehold

- Stunning Semi Detached Family Home
- Two Front-to-Back Reception Rooms
- 0.3 Miles to Central Line Station
- Approx 90' South Facing Rear Garden
- St. Johns Catchment
- Principle Bedroom With En-Suite
- Fitted Wardrobes To Three Bedrooms
- Outbuilding With Electricity & Heating

An exceptional family residence offering refined living and impressive proportions throughout, this beautifully designed home combines elegant interiors with modern functionality.

Upon entering, you are greeted by a spacious and welcoming hallway with a guest cloakroom and useful storage. To the front, a stylish formal back-to-front living room provides an inviting space for relaxation, with a feature fireplace and marble surround, while to the rear, an expansive open-plan living and dining area offers the perfect setting for entertaining, featuring seamless flow to the south-facing garden via bi-folding doors. The contemporary kitchen is thoughtfully appointed, blending high-quality finishes with generous workspace and storage.

The first floor hosts four well-proportioned bedrooms, each designed with comfort in mind. The principal suite includes en-suite facilities, creating a private retreat, while a sleek family bathroom serves the remaining bedrooms.

Set on the edge of beautiful Epping Forest, Buckhurst Hill is a much-loved area for families seeking both charm and convenience. The town is home to an excellent choice of schools, including the highly regarded St John's School, known for its strong community and high academic standards. With its tree-lined streets, welcoming atmosphere, and a vibrant mix of cafés, boutiques, and restaurants along Queens Road, Buckhurst Hill offers an ideal balance of suburban calm and city accessibility. Great transport links via the Central Line make it easy to reach London, while the nearby green spaces provide plenty of opportunities for outdoor family time.









## Scotland Road

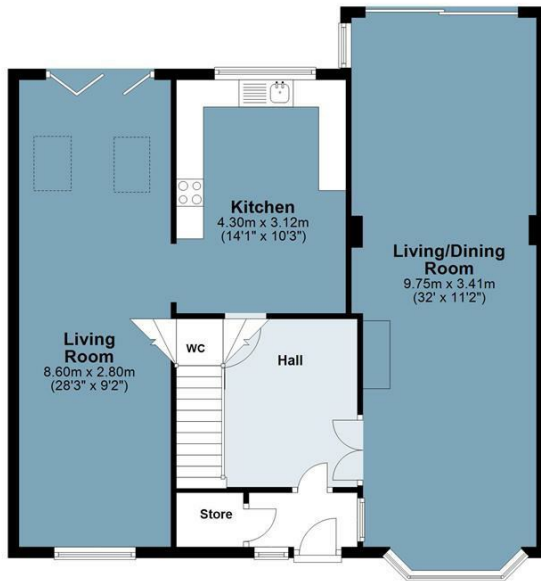
Approx. Gross Internal Area 157.6 Sq M ( 1696.8 Sq Ft )

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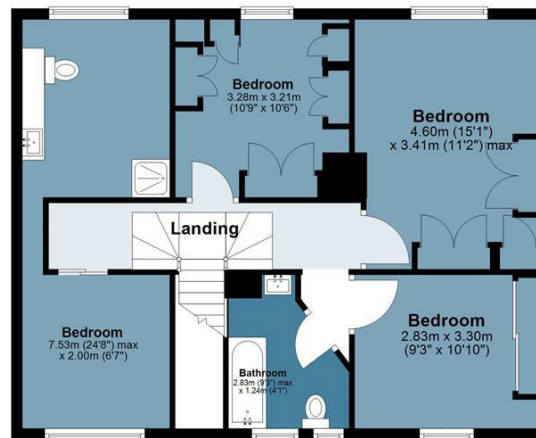
### Ground Floor

Approx. 86.2 sq. metres (927.3 sq. feet)



### First Floor

Approx. 71.5 sq. metres (769.5 sq. feet)



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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☎ 020 8504 9000

🏠 184 Queen's Road, Buckhurst Hill, IG9 5BD

✉ buckhursthill@butlerandstag.com

[www.butlerandstag.uk](http://www.butlerandstag.uk)