



Rous Road, Buckhurst Hill, IG9

BUTLER & STAG





**Butler & Stag are delighted to offer for rent this very well presented, four bedroom family home, set on a popular Buckhurst Hill turning.**



- Four Bedroom House
- Private Garden
- Great Location
- Heart of Buckhurst Hill
- Driveway
- Good Transport Link

The ground floor provides ample space for families and to entertain, with a living room, lounge area with doors out to the rear garden, fully fitted kitchen/reception room, utility and downstairs shower room.

On the first floor, there are three further bedrooms and a family bathroom.

On the top floor there is the main bedroom with an en-suite bathroom

Externally, to the front you have a block paved drive with off street parking for several vehicles and at the rear, a private garden the sunny garden extends close to 50' and has a paved area for entertaining.

Rous Road is located within easy reach of Buckhurst Hill Station (Central Line) for swift access into the City, Canary Wharf, West End and beyond. Also, within close proximity, is the ever-popular parade of shops on Queens Road with its comprehensive range of independent shops, delightful boutiques, eateries and restaurants. This area is renowned for its high quantity of excellent primary and secondary schools, both private and state.







## Rous Road

Approx. Gross Internal Area 161.7 sq. metres 1740.8 sq. feet)

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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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