



56 Rous Road, Buckhurst Hill, Essex, IG9 6BT

Asking price £775,000

Edward Taub are proud to offer for sale this charming area of Buckhurst Hill, Rous Road presents an exceptional opportunity to acquire a delightful home. This property boasts a well-designed layout, featuring one inviting reception room that serves as the perfect space for relaxation or entertaining guests.

With four generously sized bedrooms, this home is ideal for families or those seeking extra space for guests or a home office. The two bathrooms provide convenience and comfort, ensuring that morning routines run smoothly for everyone in the household.

The end terrace design offers added privacy and a sense of space, making it a desirable choice for those looking to settle in a friendly neighbourhood. Buckhurst Hill is known for its picturesque surroundings and excellent local amenities, including shops, schools, and parks, all within easy reach.

This property is a wonderful canvas for you to create your dream home, combining comfort and practicality in a sought-after location. This house on Rous Road is not to be missed. Embrace the opportunity to make this charming residence your own.

Buckhurst Hill Office
62-64 Queens Road
Buckhurst Hill
IG9 5BY

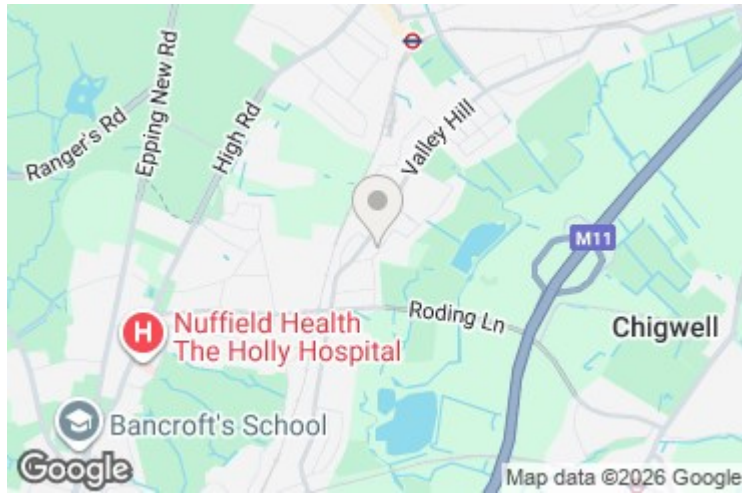
London Office
33 Cavendish Square
London
W1G 0PW

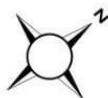
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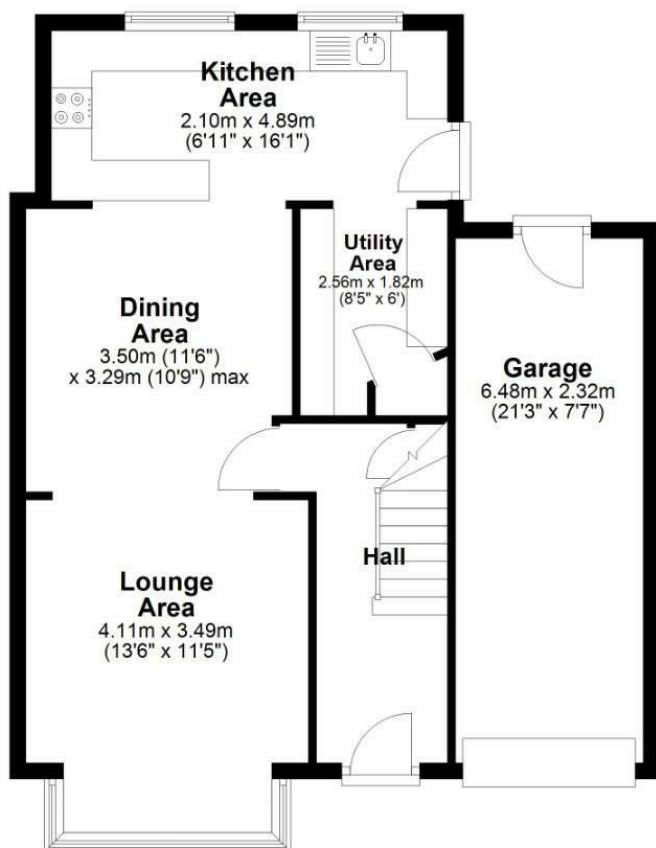
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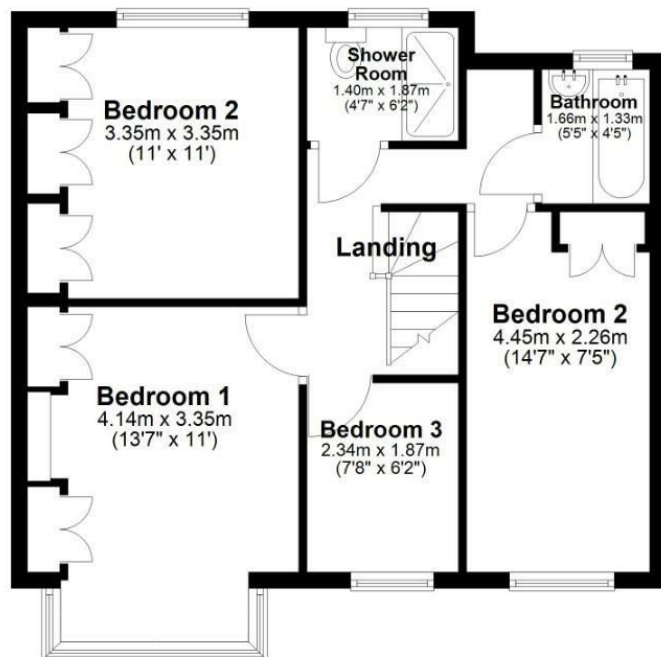
Ground Floor

Approx. 64.3 sq. metres (692.2 sq. feet)

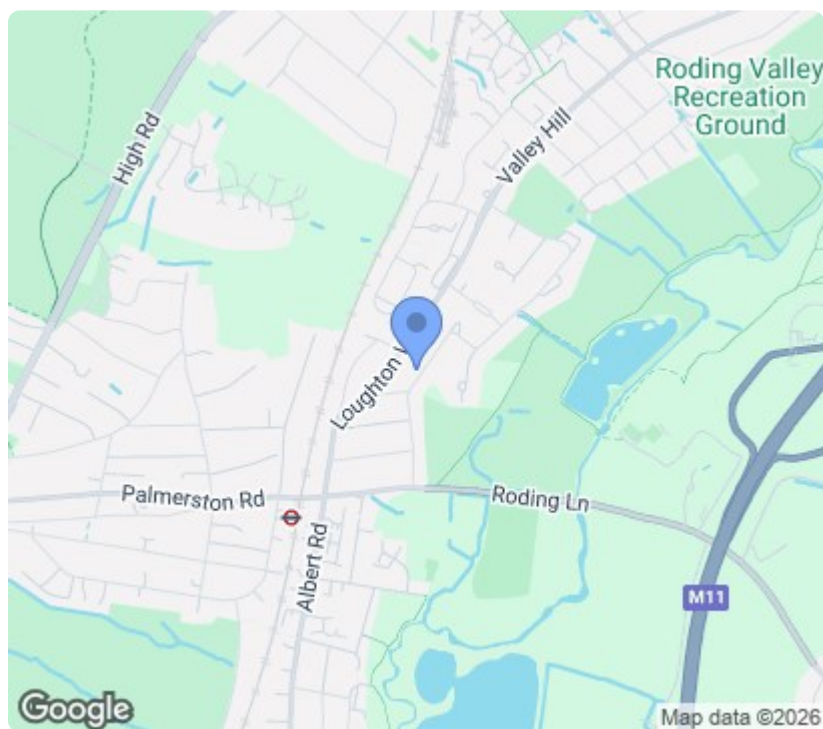


First Floor

Approx. 52.5 sq. metres (565.1 sq. feet)



Total area: approx. 116.8 sq. metres (1257.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
Current	Potential	
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	72	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	55	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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