

RUSSELL ROAD,  
BUCKHURST HILL,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Stunning four bedroom period property | Wonderful mix of original and contemporary features | Open plan kitchen/dining room | Through lounge with fireplaces & exposed floorboards | Over 1,850 sq. ft. of accommodation | Family bathroom plus two shower rooms | Landscaped rear garden | Central Line, Queens Road and Epping Forest close by | Excellent location for sought after schools | EPC rating E43 / Council Tax band F

**Guide Price**  
**£1,200,000**

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Situated on one of Buckhurst Hill's most sought after turnings is this stunning Edwardian property which offers a superb mix of both period and contemporary features. There are four bedrooms, three bathrooms, two reception rooms and a wonderful open plan kitchen/dining space which opens onto a good size garden with elevated views.

**Location** Russell Road is one of Buckhurst Hill's most sought after turnings, being both close to excellent schools and Epping Forest, but within walking distance of the Central Line Station and Queens Road with its mix of boutique shops, cafes, restaurants and Waitrose Supermarket. The Central Line offers direct links to the City, West End and Canary Wharf, and for road users the M25, M11 and routes into London are all close by. For leisure pursuits, the town is surrounded by Epping Forest, and there are plenty of golf, tennis and cricket clubs within easy reach, along with a David Lloyd Leisure Centre. A perfect spot for any growing family.

**Interior** This wonderfully stylish property offers over 1,850 sq. ft. of accommodation arranged over three floors. On the ground floor is a welcoming entrance hall including a guest cloakroom, a spacious through lounge with period fireplaces, exposed floorboards, sash bay windows to the front aspect and double doors opening to a separate dining area, so perfect for entertaining. The kitchen / dining room is stylishly fitted with an extensive range of Shaker style units with quartz worktops, integrated appliances and a breakfast island. To the rear of the kitchen is a very handy utility room with ample space for appliances. On the first floor are three delightfully appointed double bedrooms, served by a family bathroom and separate shower room, and then on the top floor is a further double room with en suite shower room - perfect for a teenager or as a guest bedroom.

**Exterior** The attractive front garden offers parking for two cars alongside a tiled pathway with shrub and flower borders and there is a path giving access to the side of the house. The rear garden is a real treat, measuring approximately 50ft in length with a patio area directly to the rear of the house for entertaining. The remainder of the garden has been landscaped for ease of maintenance with shingled area, artificial lawn and a play area to the rear. The present owners have also converted an outside storage area into a home office, making a perfect spot for those who work from home.

## Russell Road, IG9

Approx. Gross Internal Area 1850 Sq Ft - 171.87 Sq M

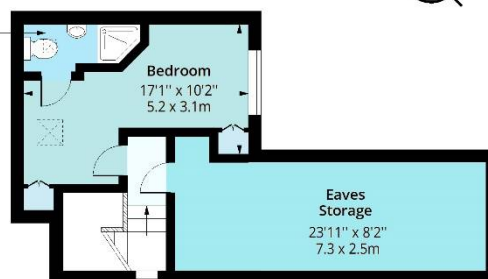
Approx. Gross Eaves Storage Area 196 Sq Ft - 18.21 Sq M



**First Floor**

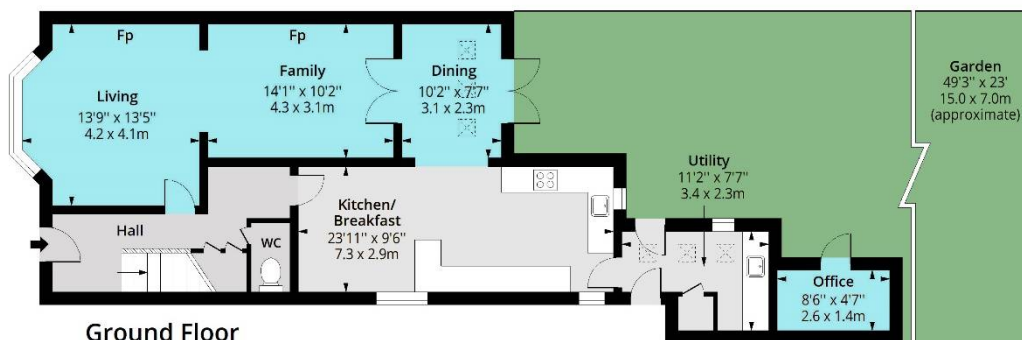
Floor Area 698 Sq Ft - 64.84 Sq M

Ensuite  
8'10" x 3'7"  
2.7 x 1.1m



**Second Floor**

Floor Area 243 Sq Ft - 22.57 Sq M



**Ground Floor**

Floor Area 909 Sq Ft - 84.45 Sq M



**Certified  
Property  
Measurer**

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 5/1/2026

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.  
Details Prepared on 13th January, 2026

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