



CHURCHILL
estates

Hills Road, Buckhurst Hill

Offers In Excess Of
£625,000

Tenure : Freehold

Floor Area : 1044.00 sq ft

Local Authority : Epping Forest

Council Tax Band : E

Bedrooms : 3

Receptions : 3

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Situated on the extremely sought after Hills Road is this brick fronted semi-detached Victorian home. You will find, just a stones throw away the village green & duck pond. Also near by is Buckhurst Hill's Queens Road, boasting an array of boutique shops, cafes and Waitrose supermarket together with the Central Line Station with its direct links into the City and West End.

Being offered on a chain free basis the property provides a perfect blank canvas for anyone looking to make a home 'their own', whilst still retaining many of its original features including feature fire places, cornicing and ceiling roses. The ground floor comprises of a front reception complete with bay window, separate dining room and in addition, a breakfast room which leads into the kitchen. Following to the rear of the property a bathroom and separate WC is accessed via the internal lobby, which also gives access to a large south facing garden. The garden incorporates a garage to the rear which is accessed via a neighbouring road. The first floor boasts three spacious double bedrooms.

Freehold
Council tax E
EPC rating E







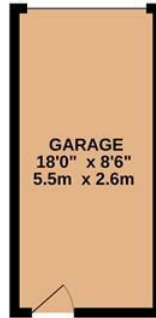
- Victorian Home
- Garage
- South Facing Garden
- Chain Free
- Lots of potential

- Three Bedrooms
- Original Features Throughout
- Sought After Location
- 0.7 miles From Buckhurst Hill Central Line Station
- Highly Regarded State & Private Schools Close by

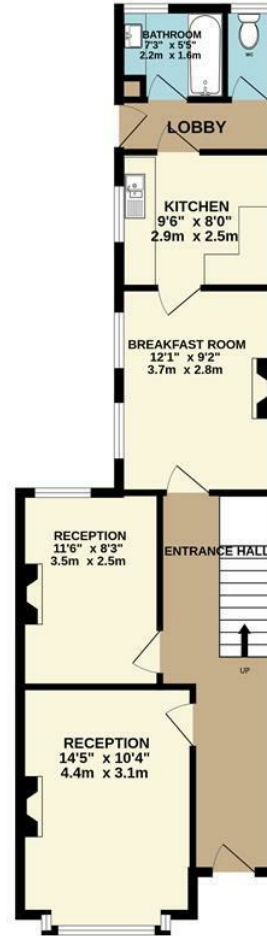




GARAGE
153 sq.ft. (14.2 sq.m.) approx.



GROUND FLOOR
652 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR



TOTAL FLOOR AREA : 1044sq.ft. (97.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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