



CHURCHILL
estates



Alfred Road, Buckhurst Hill

Offers In Excess Of
£514,500

Tenure : Freehold

Floor Area : 828.00 sq ft

Local Authority : Epping Forest

Council Tax Band : D

Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Positioned on one of Buckhurst Hill's most popular roads is this charming two double bedroom period cottage. You are conveniently located just a few minutes walk from the popular Queens Road, where you will find everything you need with its cafes, restaurants, independent retailers and Central Line Station, giving you easy access into Central London and the vibrant West End.

Internally, the ground floor presents a bright and spacious double reception which floods plenty of natural light and is complete with a feature fireplace. A generous size kitchen located to the rear of the house offers plenty of storage, worktop area and provides access to the rear garden which is a good size. The first floor occupies two spacious double bedrooms and a family bathroom boasting both bath and separate shower.

Further benefits include the potential to extend to the rear STPP and is being offered on a chain free basis.

Freehold

EPC Rating - C

Council Tax Band - D





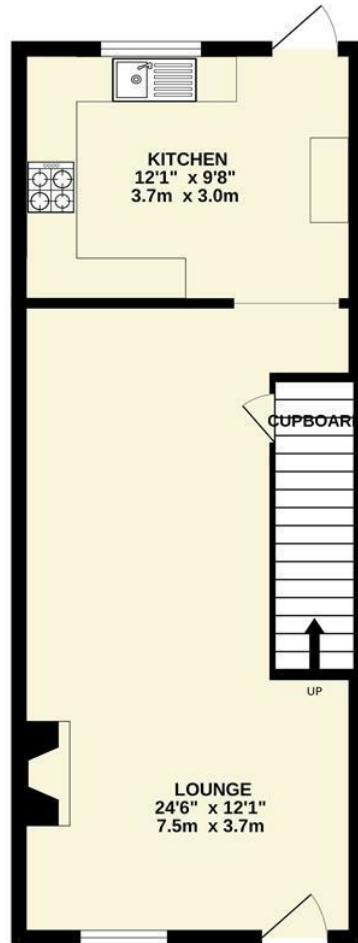


- Guide Price £525,000 - £550,000
- Period Cottage
- Double Reception
- Chain Free
- Potential to Extend to Rear STPP
- Two Double Bedrooms
- Short Walk to Buckhurst Hill Station & Amenities
- Bathroom Complete with Separate Shower
- Spacious Kitchen
- Highly Rated Schools Nearby





GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 828sq.ft. (76.9 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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To view call **0208 504 2222**

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