



TOTAL FLOOR AREA: 1410sq. ft. (131.0 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.  
 Made with Metropix 12/2024

Council: Epping Forest | Council Tax Band: D | Floor Area: 1410.00 sq ft

**CHURCHILL**  
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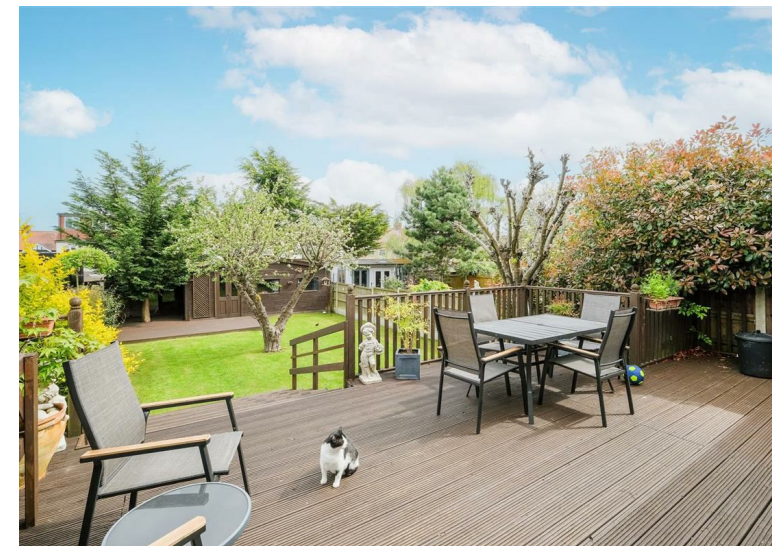
Buckhurst Way, Buckhurst Hill, IG9 6HP  
 Price Guide £750,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>79</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>65</b>	
England & Wales	EU Directive 2002/91/EC



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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Request a Viewing: **0208 504 2222** Email: **buckhursthill@churchill-estates.co.uk**



£750,000 - £775,000

Nestled in the charming Buckhurst Hill, this end terrace house on Buckhurst Way is a true gem waiting to be discovered. Boasting two reception rooms, four bedrooms, and two bathrooms spread across 1,410 sq ft, this property offers ample space for comfortable living. Built between 1930-1939, this home exudes character and charm while also providing modern conveniences. The off-street parking for multiple vehicles is an added benefit, ensuring you never have to worry about parking again. Step outside to enjoy the generous-sized garden, perfect for relaxing or entertaining guests on sunny days. This extended family home is a rare find and offers a perfect blend of space, comfort, and convenience.

Conveniently located near the Buckhurst Hill Central Line and Roding Valley Central Line, commuting is a breeze. For families, the proximity to highly rated schools makes this location even more desirable. Situated in a prime location, you'll find a host of amenities nearby on Queens Road, providing convenience at your doorstep. Whether you're looking for trendy cafes, boutique shops, or local supermarkets, everything you need is just a stone's throw away.

Freehold | Epping Forest | EPC - D | Council Tax Band - D