

TOTAL FLOOR AREA: 1496sq.ft. (139.0 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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Council: Epping Forest | Council Tax Band: F | Floor Area: 1496.00 sq ft

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Stradbroke Grove, Buckhurst Hill, IG9 5PD

Offers In Excess Of £980,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

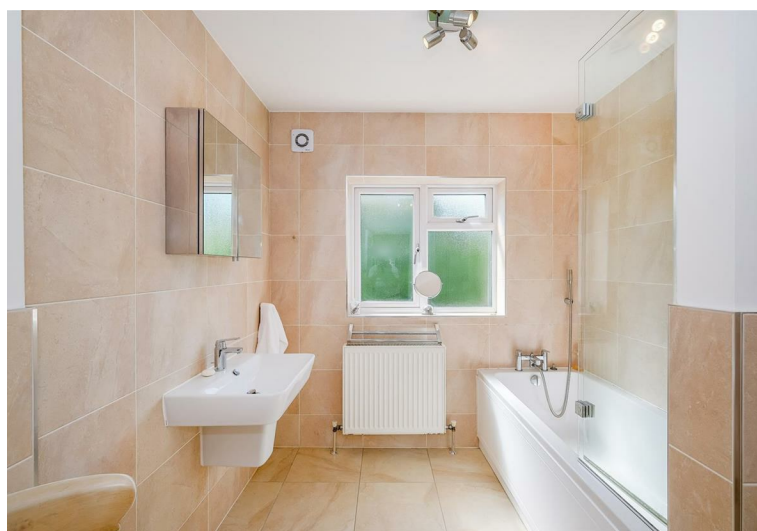


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information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



Welcome to this charming detached house located on Stradbroke Grove in the sought-after area of Buckhurst Hill. This property boasts 2 reception rooms, 3 bedrooms, and 1 bathroom, offering a comfortable and spacious living environment spanning 1,496 sq ft. Conveniently situated just a three-minute walk from Buckhurst Hill station and Queens Road, commuting is a breeze. The property also features off-street parking for multiple vehicles. Nature enthusiasts will appreciate the proximity to Knighton Woods and Roding Valley Nature Reserve, perfect for leisurely forest walks and enjoying the great outdoors. The south-facing garden provides a lovely space to relax and entertain, soaking up the sun throughout the day. The interior of the house is equally impressive, with a shaker style kitchen, a downstairs WC for added convenience, and a spacious bathroom for unwinding after a long day. The property also offers the potential to extend further, subject to obtaining the necessary planning permissions, allowing you to tailor the space to your needs. Further benefits include new roof installed 12 years ago and new front windows along with front door 2/3 years ago. Families will be pleased to know that highly rated schools are close by, ensuring quality education options for children. Whether you're looking to settle down in a peaceful neighborhood or seeking a property with excellent potential, this house on Stradbroke Grove is sure to captivate your interest. Freehold | EPC Rating D | Council Tax Band F

