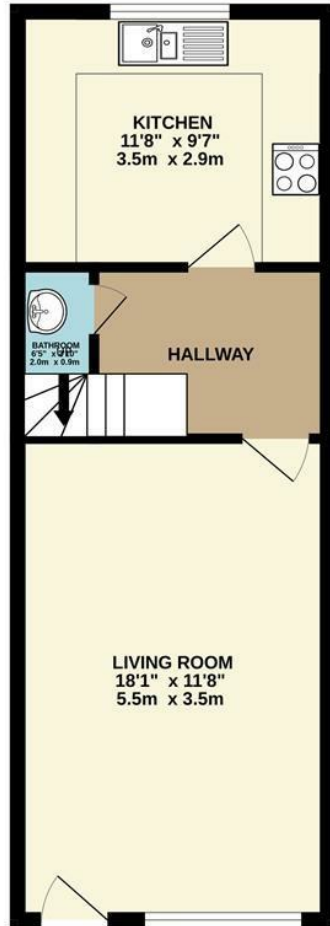
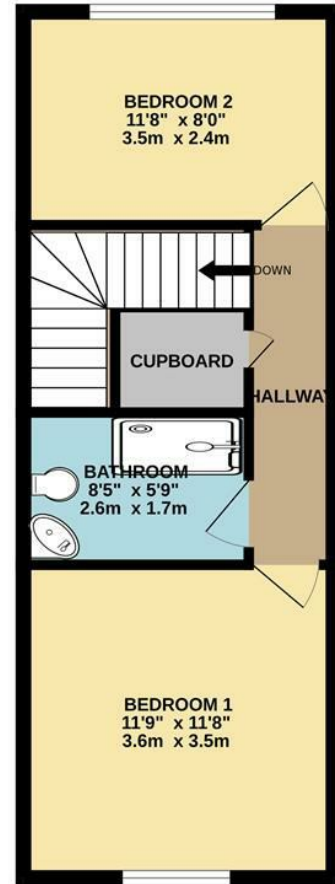


GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 818sq.ft. (76.0 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 ©2023

Council: Epping Forest | Council Tax Band: E | Floor Area: 818.00 sq ft



CHURCHILL
estates

High Road, Buckhurst Hill, IG9 5HD
Offers In Excess Of £440,000 Leasehold - Share of Freehold

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



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

CHURCHILL
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Energy Efficiency Rating

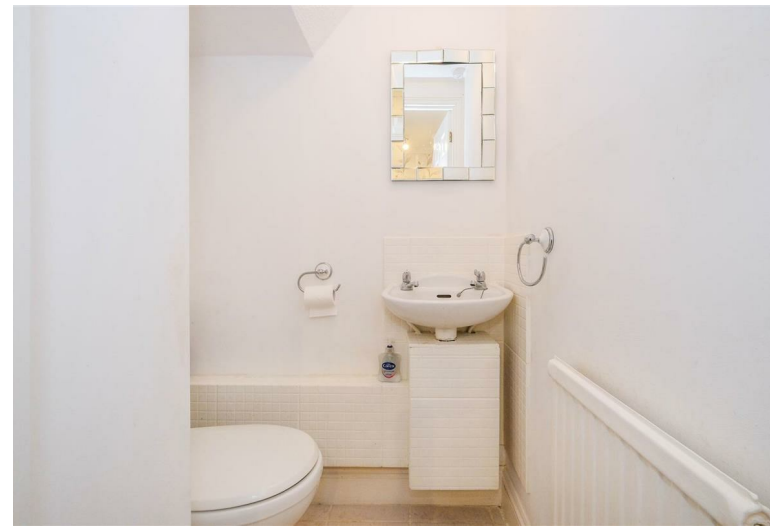
Current	Potential
74	87

Very energy efficient - lower running costs
 (92 plus) **A**
 (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.



Nestled in the Knighton Green development, peacefully tucked away is this charming mews house which offers a delightful living opportunity. The property boasts a cozy reception room, perfect for relaxing or entertaining guests. With two well-proportioned bedrooms, this home provides ample space for a small family or professionals seeking a comfortable home. This property features a convenient ground floor w/c, ideal for modern living. The two allocated parking spaces ensure that parking will never be a hassle for you or your visitors. Additionally, the beautiful communal gardens offer a serene escape from the hustle and bustle of everyday life.

Situated near amenities, highly rated schools, Buckhurst Hill Central Line station, and the picturesque Epping Forest, this home offers both convenience and leisure opportunities. Whether you fancy a leisurely walk in the forest or a quick commute into the city, this property caters to a variety of lifestyles. Further benefits include a share of freehold, providing you with a sense of ownership and stability. The absence of an onward chain simplifies the buying process, allowing for a smooth transition into your new home. The service charge for this property is £1800pa.

