



Yale

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# Buckhurst Way, Buckhurst Hill

Offers In Excess Of  
£575,000

Tenure : Freehold

Floor Area : 968.00 sq ft

Local Authority : Redbridge

Council Tax Band : D

Bedrooms : 3

Receptions : 2

Bathrooms : 1



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**\*\* VIDEO TOUR\*\*** Situated on Buckhurst Way, Churchill estates are pleased to bring to market this extended three-bedroom mid terrace family home. Conveniently located, you are just 0.2 miles from Roding Valley Central Line Station offering frequent services into the City and West End. A short walk further you will find the charming Queens Road boasting an array of independent retailers, Waitrose supermarket, cafes, restaurants and Buckhurst Hill Central Line Station.

Internally, the ground floor offers a spacious front reception complete with fireplace and bay window which floods plenty of natural light. To the rear is the extended living/kitchen/dining room, perfect for entertaining and features a modern shaker-style kitchen with plenty of storage, a separate utility cupboard and downstairs WC. Accessed via the kitchen is a good size well maintained garden.

The first floor comprises of three bedrooms, two spacious double rooms and the third being a smaller single/study and a family bathroom. Further benefits the potential to extend further into the loft STPP and off-street parking.

Freehold

EPC Rating: C

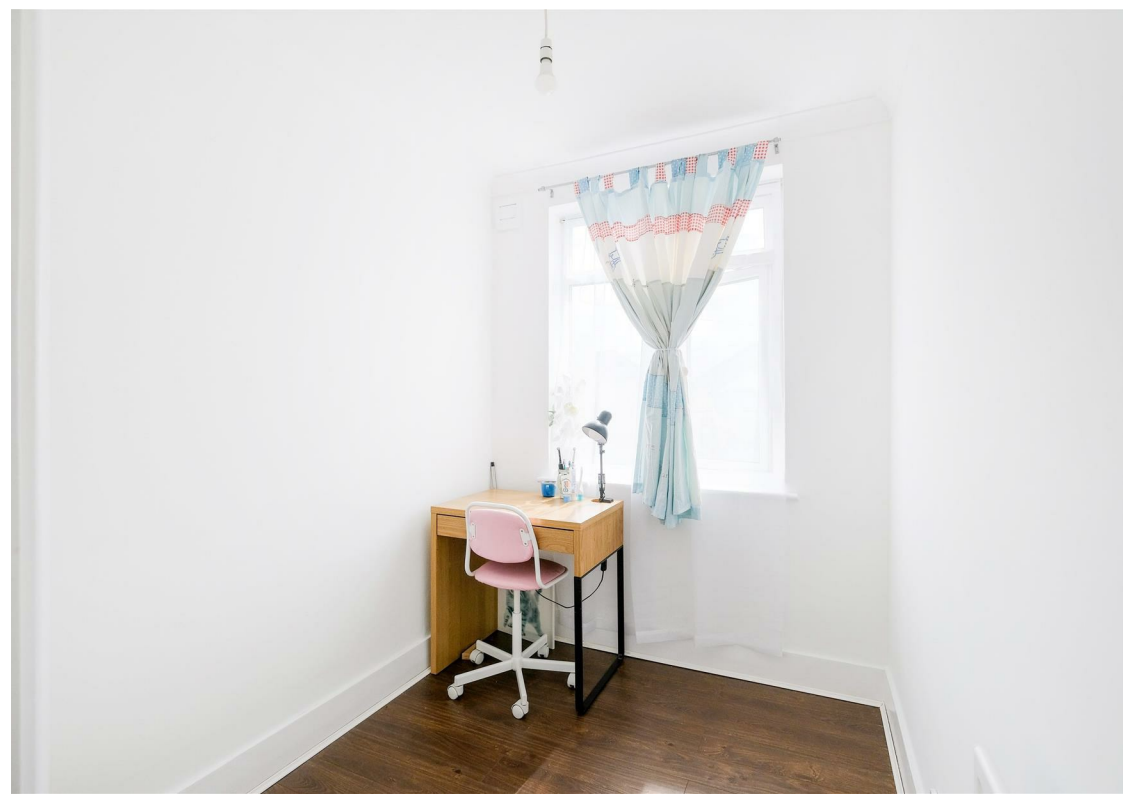
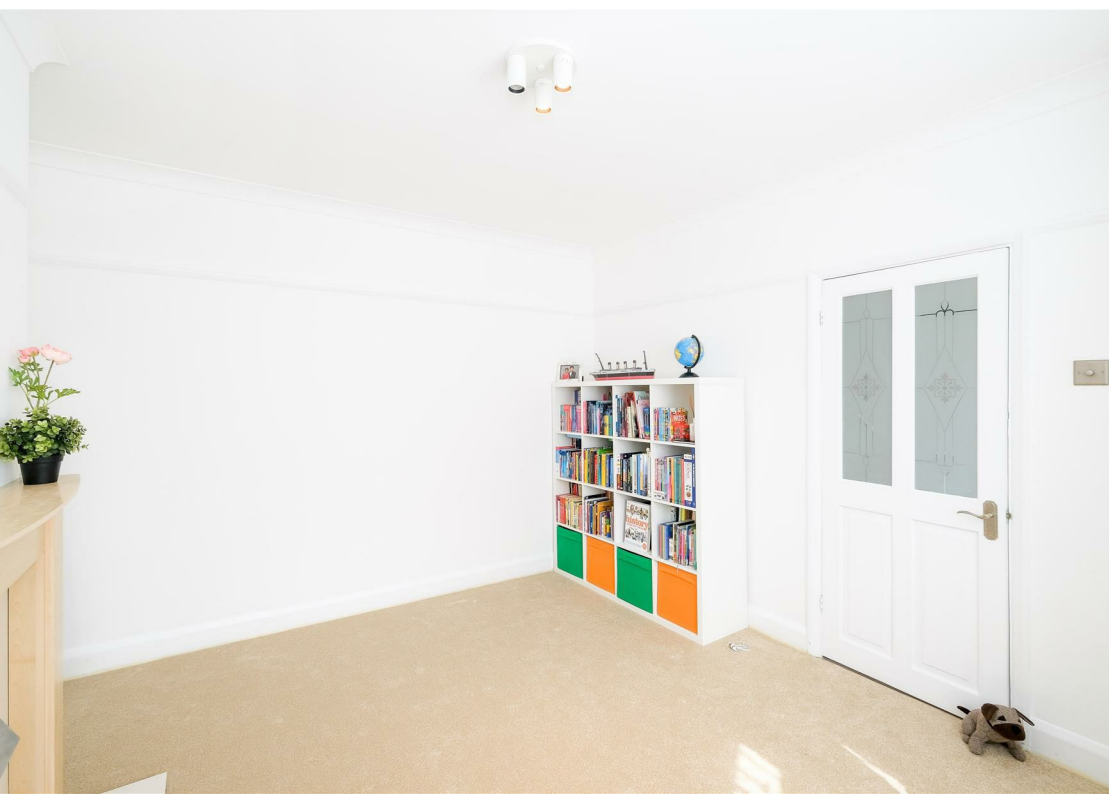




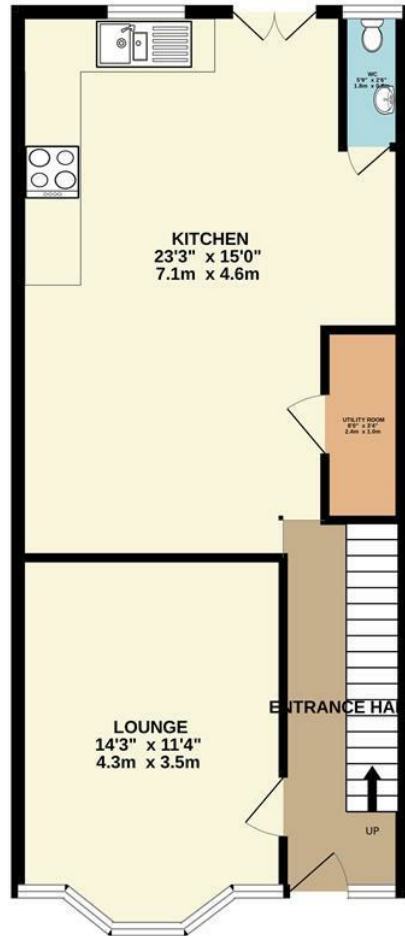


- Extended Kitchen/Living/Dining Room
- Off street Parking
- Three Bedrooms
- Downstairs WC
- 0.2 Miles to Roding Valley Central Line Station
- Front Reception Complete With Bay Window & Fireplace
- Well Maintained Garden
- Family Bathroom
- Separate Utility Cupboard
- Short Walk to Queens Road & Amenities

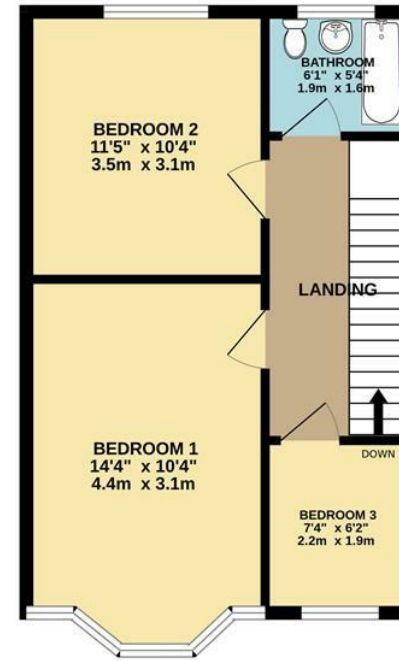




GROUND FLOOR



1ST FLOOR



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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