



**CHURCHILL**  
estates

# Salisbury Gardens, Buckhurst Hill

Asking Price £575,000

Tenure: Freehold

Floor Area: 731.00 sq ft

Local Authority: Epping Forest

Council Tax Band: E

Bedrooms : 3

Receptions : 1

Bathrooms : 1



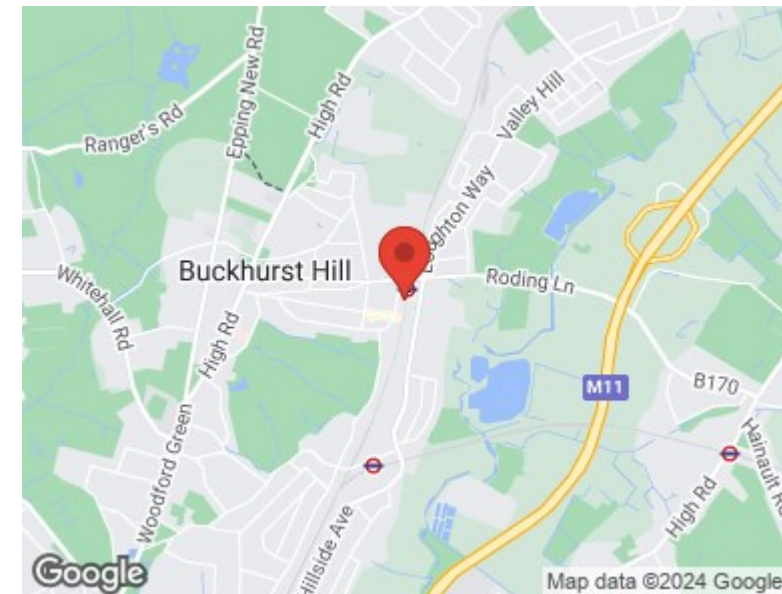
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	



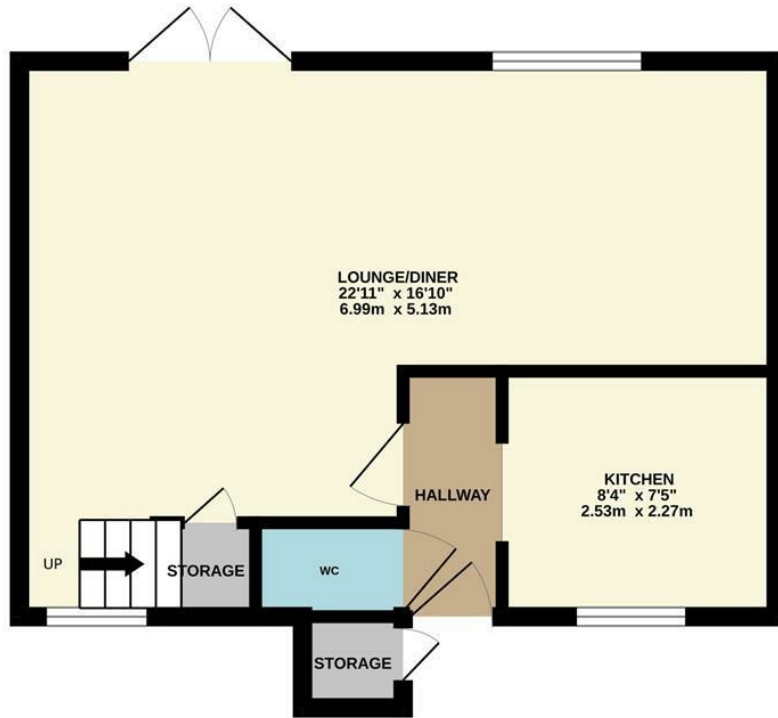


Nestled in the charming Salisbury Gardens of Buckhurst Hill, this semi-detached house offers a delightful living experience. As you step inside, you are greeted by a spacious entrance hall that seamlessly flows into a fully fitted kitchen, a convenient WC, a large lounge/dining area perfect for entertaining, and understairs storage for all your belongings. To the first floor you are presented with three generously sized bedrooms, ideal for creating your own personal retreats, along with a separate family bathroom and a handy storage cupboard to keep things organised. Outside, the property boasts 2 allocated parking for your convenience, a private low-maintenance rear garden providing a tranquil escape, and side access for added practicality. Conveniently located just a stone's throw away from Buckhurst Hill central line, you'll have easy access to transportation. Additionally, the amenities on Queens Road are within easy reach, and a short walk will lead you to a selection of highly rated schools, making this home perfect for families. This home has been well maintained by its current owners, who have lovingly cared for it over the past five years. Don't miss the opportunity to make this house your home and create lasting memories in this wonderful abode.

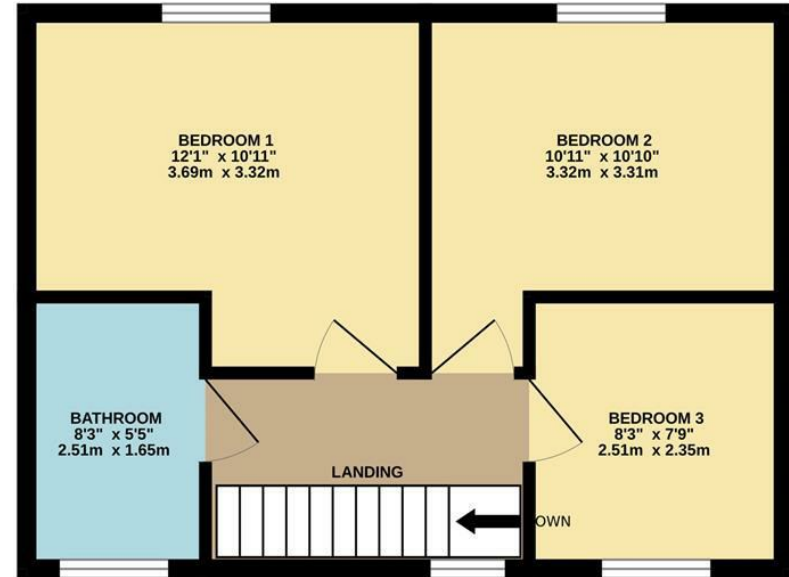




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 731sq.ft. (67.9 sq.m.) approx.

PLAN NOT TO SCALE FOR INFORMATION ONLY  
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