



TOTAL FLOOR AREA: 1184sq. ft. (110.0 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: D | Floor Area: 1184.00 sq ft

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Buckhurst Way, Buckhurst Hill, IG9 6HP
 Price Guide £635,000 Freehold

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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**



Nestled in the desirable Buckhurst Hill, this terraced house on Buckhurst Way boasts 4 bedrooms and 2 bathrooms. This extended family home offers ample space for comfortable living. Step inside to find two spacious reception rooms, perfect for entertaining guests or simply unwinding after a long day. The fully fitted galley style kitchen offers plenty of cupboard space and work top areas. With a low maintenance garden at the rear and off-street parking at the front, convenience meets practicality in this lovely home. The property spans approximately 1,184 sq ft, providing plenty of room for the whole family to enjoy. Located just 0.5 miles from Buckhurst Hill Central Line and Queens Road, where amenities abound, this home is also surrounded by multiple highly rated schools, making it an ideal choice for families and commuters. For those who enjoy the outdoors, leisurely walks in Knighton Woods and Epping Forest await. Sports enthusiasts will also appreciate the proximity to various clubs and the David Lloyd gym, ensuring there's always something to keep you active and entertained. This property is also being offered chain free.

