



CHURCHILL
estates



Buckhurst Way, Buckhurst Hill

Price Guide £685,000

Tenure : Freehold

Floor Area : 1184.00 sq ft

Local Authority : Epping Forest

Council Tax Band : D


Bedrooms : 4

Receptions : 2

Bathrooms : 2



Energy Efficiency Rating

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

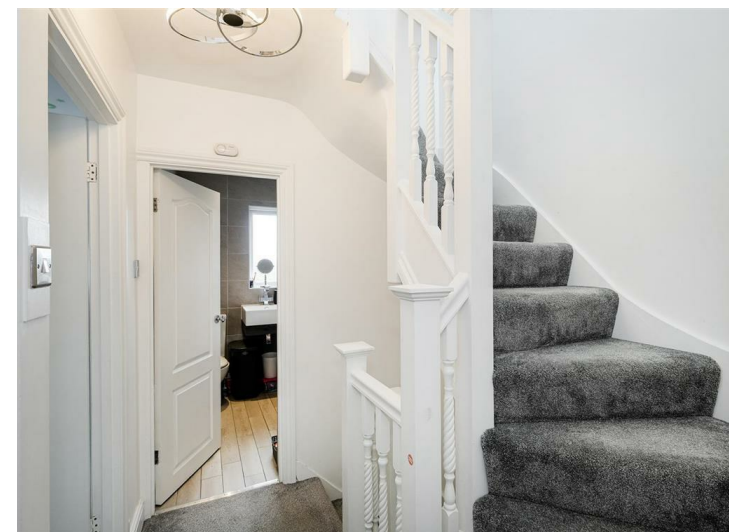


£685,000 - £700,000

Situated in the heart of Buckhurst Hill is this delightful 1930's family home on Buckhurst Way. With 4 bedrooms spread across 1,184 sq ft, this well-presented property is a perfect blend of comfort and style. As you step inside, you are greeted by a spacious lounge. The fully fitted kitchen, complete with integral appliances, seamlessly flows into another lounge area that overlooks the beautiful garden, creating a perfect setting for family gatherings.

Upstairs, you will find 3 generous double bedrooms and a cosy single bedroom, offering ample space for the whole family. The separate family bathroom caters to convenience, while the master bedroom boasts a shower ensuite and Juliette balconies that offer fantastic views of the surroundings. Externally, the property continues to impress with a good-sized garden at the rear, providing a serene escape and to the front, off-street parking for multiple vehicles.

Conveniently located just 0.4 miles from Buckhurst Hill Central Line, commuting is a breeze. A short stroll will lead you to the popular Queens Road, where a variety of amenities await. Additionally, the area is home to highly rated schools, making it an ideal location for families.

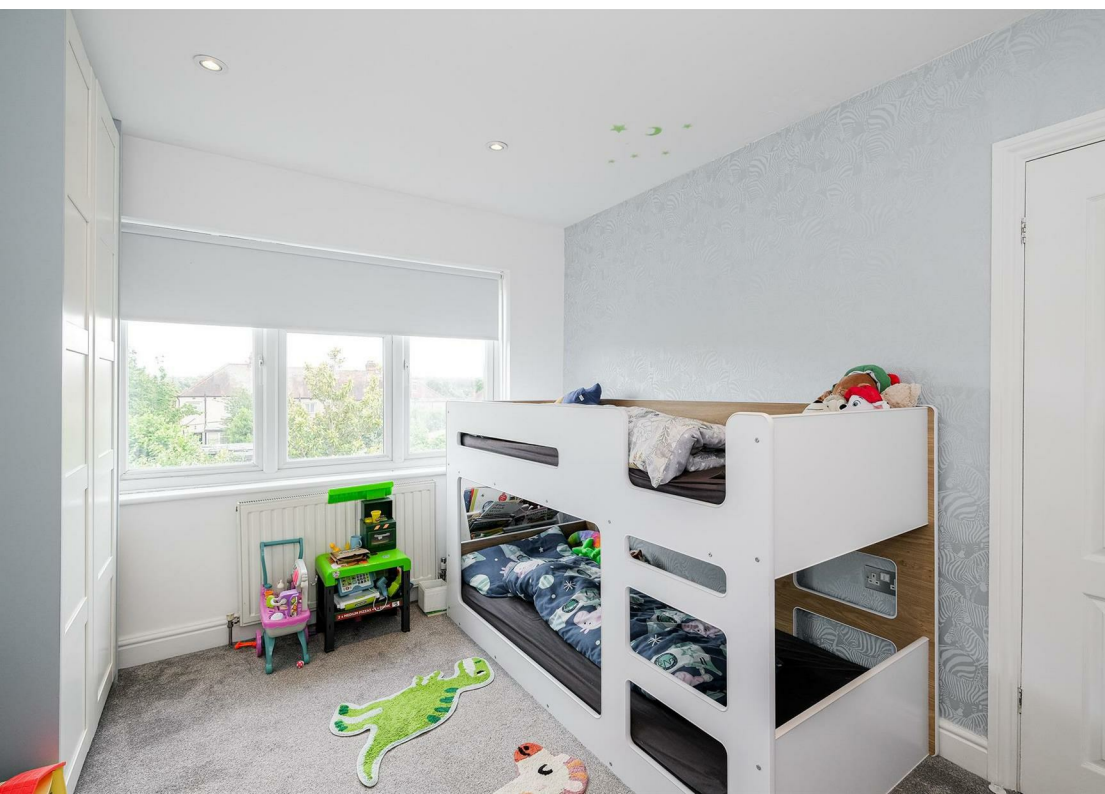




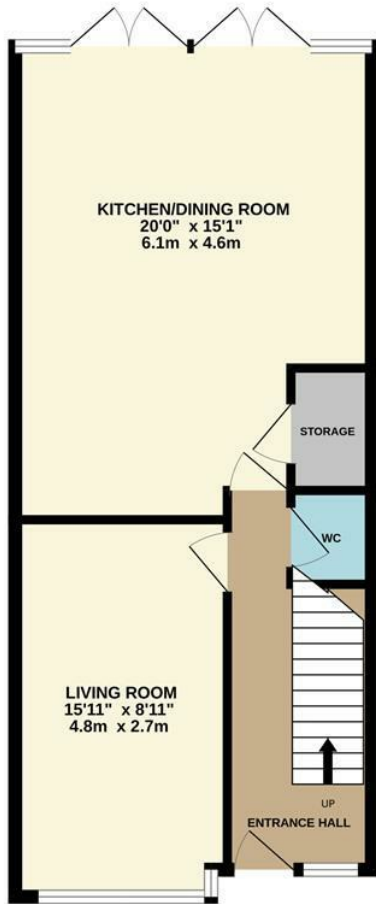


- Four Bedrms
- Ground Floor WC
- Fully Fitted Kitchen
- Off Street Parking
- 0.4 Miles to Buckhurst Hill Central Line
- Two Bathrooms
- Large Lounge
- Fantastic Views
- Highly Rated Schools Nearby
- Amenities Within Walking Distance

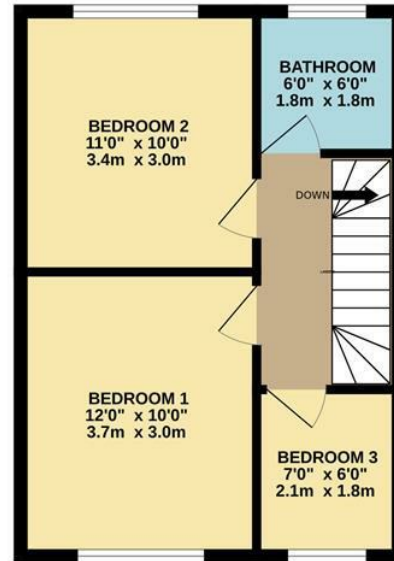




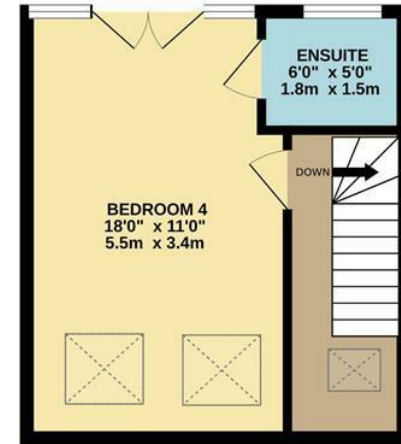
GROUND FLOOR
532 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



2ND FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA: 1185 sq.ft. (110.1 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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