



CHURCHILL
estates

Westbury Lane, Buckhurst Hill

Guide Price £700,000

Tenure : Freehold

Floor Area : 1044.00 sq ft

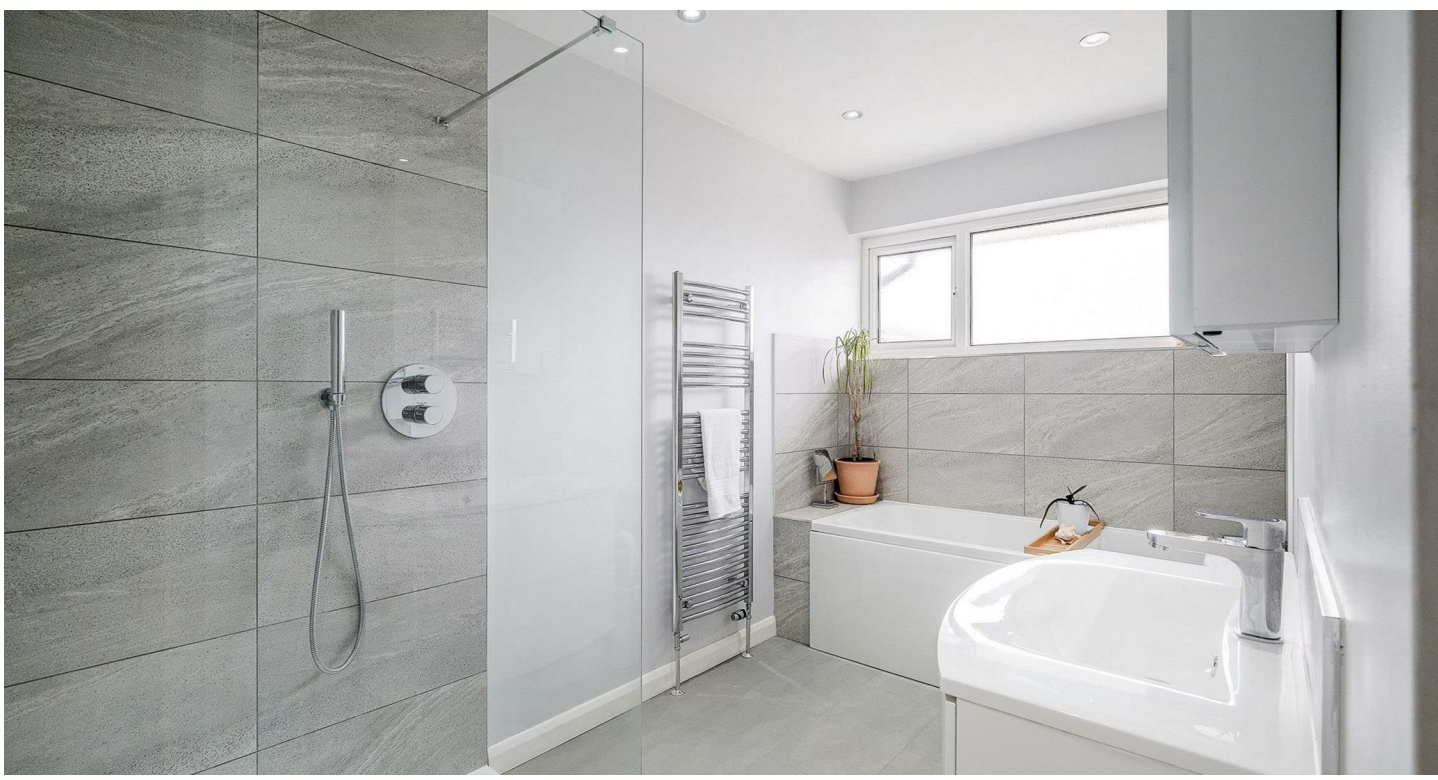
Local Authority : Epping Forest

Council Tax Band : C

Bedrooms : 3

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(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	



Nestled on the charming Westbury Lane in Buckhurst Hill, this delightful house offers a perfect blend of comfort and convenience. Boasting a spacious kitchen, a cosy lounge diner, and a lovely south-facing garden, this property is ideal for those seeking a peaceful retreat. With three generously sized bedrooms, including a master bedroom with a walk-in wardrobe, this house provides ample space for relaxation and storage. The bathroom, complete with a separate shower, adds a touch of luxury to everyday living.

Situated just 0.4 miles from Buckhurst Hill Central Line Station, commuting is a breeze for residents. Here you will also find the famous Queens Road boasting an array of cafes, restaurants, independent retailers and Waitrose Supermarket. Additionally, off-street parking for two cars adds to the convenience of this property, making it a practical choice for those with vehicles.

With the added bonus of being chain-free and the potential to extend (subject to planning permission), this property presents a fantastic opportunity for those looking to create their dream home in this desirable location.





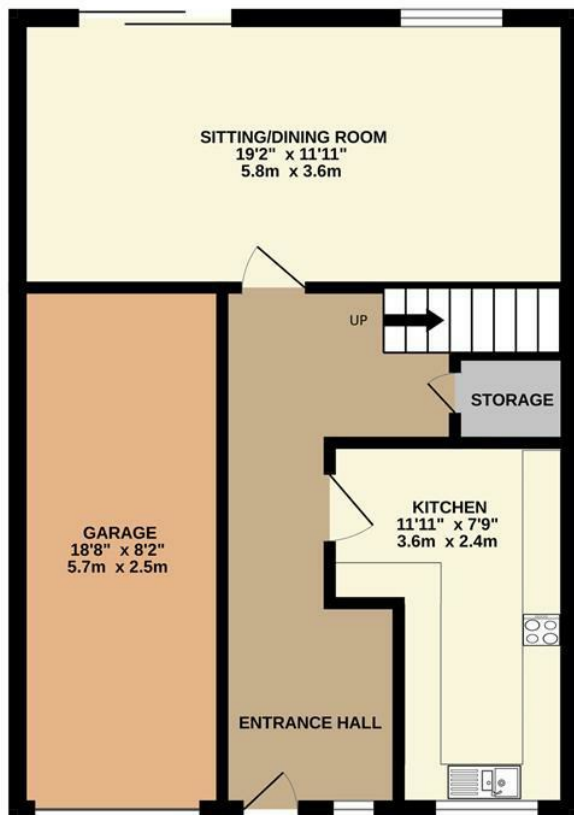


- Off Street Parking
- 0.4 Miles to Buckhurst Hill Central Line Station & Queens Road Amenities
- Three Good Size Bedrooms
- Chain Free
- Lounge/Dining Room
- Sought After Location
- South Facing Garden
- Modern Bathroom with Separate Shower
- Potential to Extend STPP
- Spacious Kitchen

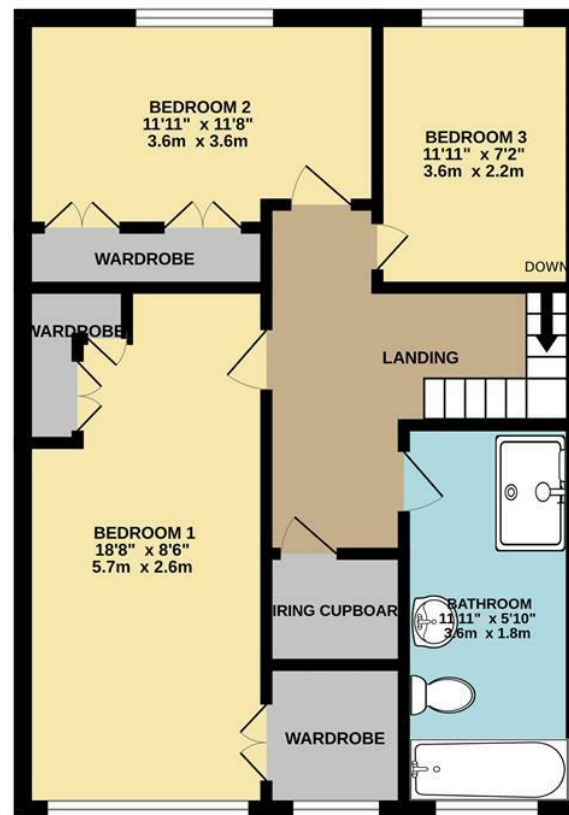




GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1044sq.ft. (97.0 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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To view call **0208 504 2222**

