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

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

Floor Plan

SITTING/DINING ROOM
19'2" x 11'11"
5.8m x 3.6m

UP

STORAGE

GARAGE
18'8" x 8'2"
5.7m x 2.5m

KITCHEN
11'11" x 7'9"
3.6m x 2.4m

ENTRANCE HALL

BEDROOM 2
11'11" x 11'8"
3.6m x 3.6m

BEDROOM 3
11'11" x 7'2"
3.6m x 2.2m

WARDROBE

WARDROBE

LANDING

DOWN

BEDROOM 1
18'8" x 8'6"
5.7m x 2.6m

AIRING CUPBOARD

WARDROBE

BATHROOM
11'11" x 5'10"
3.6m x 1.8m
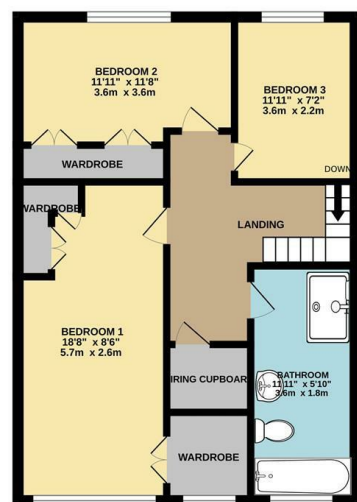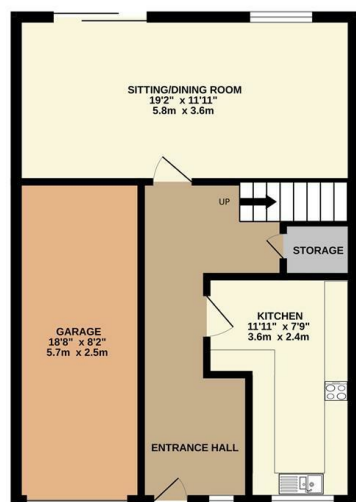
TOTAL FLOOR AREA : 1044sq.ft. (97.0 sq.m.) approx.

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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Council: Epping Forest | Council Tax Band: C | Floor Area: 1044.00 sq ft

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England & Wales
EU Directive
2002/91/EC
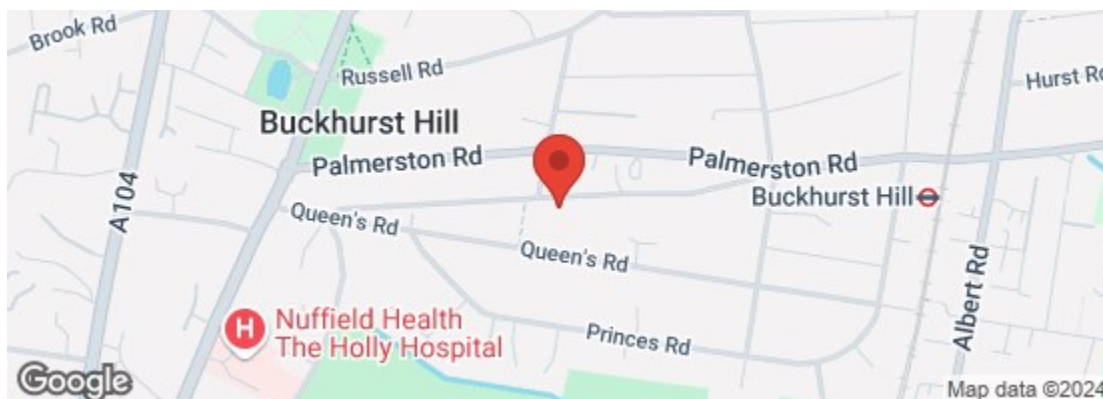
The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information 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.

CHURCHILL
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CHURCHILL
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Westbury Lane, Buckhurst Hill, IG9 5PW
Offers In Excess Of £660,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1

Request a Viewing: **0208 504 2222**   Email: **buckhursthill@churchill-estates.co.uk**

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.