



GROUND FLOOR
1020 sq.ft. (94.8 sq.m.) approx.

1ST FLOOR
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA: 1838 sq.ft. (170.7 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.
Made with Miroplan 12/2024.

Council: Epping forest | Council Tax Band: F | Floor Area: 1838.00 sq ft

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Forest Edge, Buckhurst Hill, IG9 5AF

Guide Price £1,100,000 Freehold

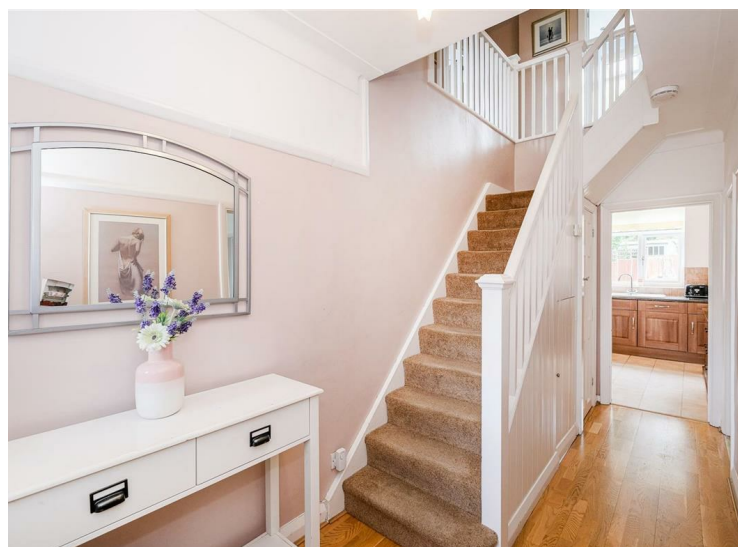
Bedrooms: 5 | Reception Rooms: 2 | Bathrooms: 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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 charming Forest Edge of Buckhurst Hill, this stunning mock Tudor style semi-detached house is a true gem waiting to be discovered. Boasting a spacious 1,838 sq ft, this property offers a perfect blend of classic elegance and modern comfort.

As you step inside, you are greeted by two generously sized reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. The extended kitchen offers ample storage, worktop area and space to dine. Additionally, the utility room and downstairs WC provide convenience and practicality for everyday living. With five bedrooms, including four doubles and one single, there is no shortage of space for the whole family. The two well-appointed bathrooms ensure that busy mornings run smoothly.

Outside, the west-facing garden, measuring 80ft approx, is a tranquil retreat where you can unwind after a long day. The property also features off-street parking for multiple cars, a double garage, and the potential to extend further (subject to planning permission), offering endless possibilities to create your dream home.

Conveniently located just a short walk from Buckhurst Hill Central Line station and Queens Road's local amenities, as well as being close to Knighton Woods, this property truly offers the best of both worlds - a peaceful retreat with easy access to everything you need.

