



CHURCHILL
estates

Cherry Tree Rise, Buckhurst Hill

Guide Price £550,000

Tenure : Freehold

Floor Area : sq ft

Local Authority : Redbridge

Council Tax Band : D

Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

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



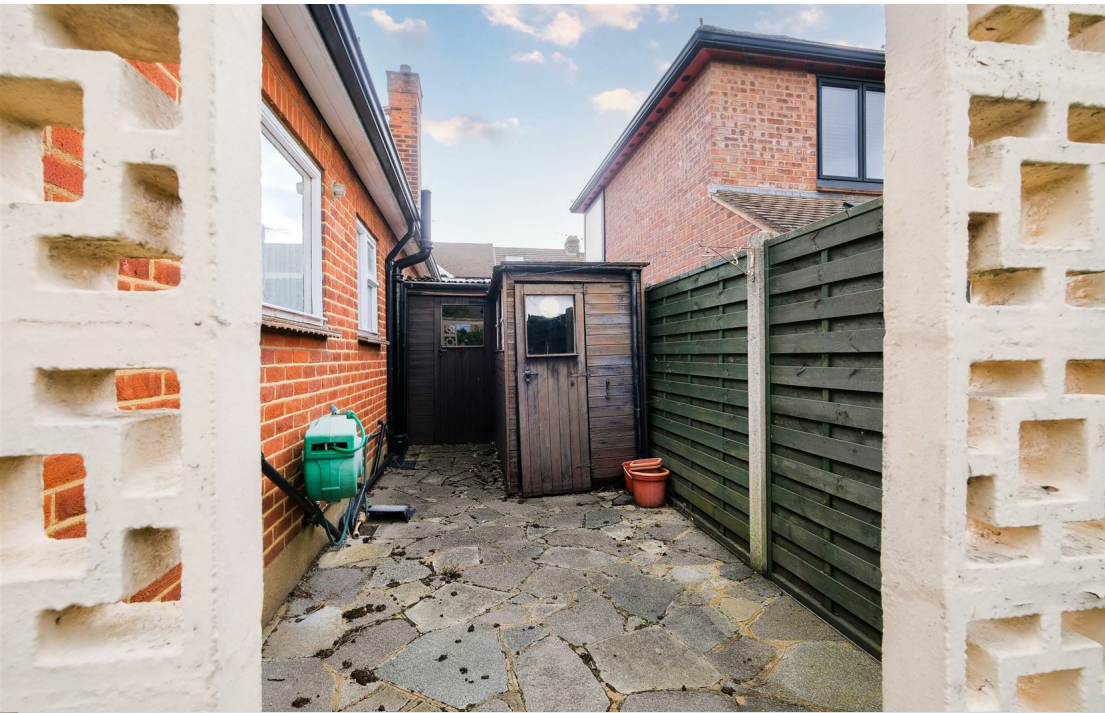
Nestled in the charming Cherry Tree Rise of Buckhurst Hill, this rarely available two-bedroom semi-detached bungalow is a true gem waiting to be discovered. The property boasts a spacious reception room, ideal for entertaining guests or simply unwinding after a long day. A good size kitchen/diner and two generously sized double bedrooms, there is ample space for relaxation and rest. Step outside into the mature south-facing garden, approximately 70ft in length, offering a tranquil retreat where you can soak up the sun or indulge in some gardening.

Convenience is key with off-street parking, making coming home a breeze. Situated just a stone's throw away from Roding Valley Central Line Station, commuting is made easy for work or leisure. Additionally, Buckhurst Hill station and the amenities of Queens Road are within a short walk, providing easy access to shopping and dining options. Nature enthusiasts will appreciate the proximity to Roding Valley Nature Reserve, offering a peaceful escape from the hustle and bustle of everyday life. The property being chain-free presents a fantastic opportunity, with the potential to extend subject to the necessary planning permissions.

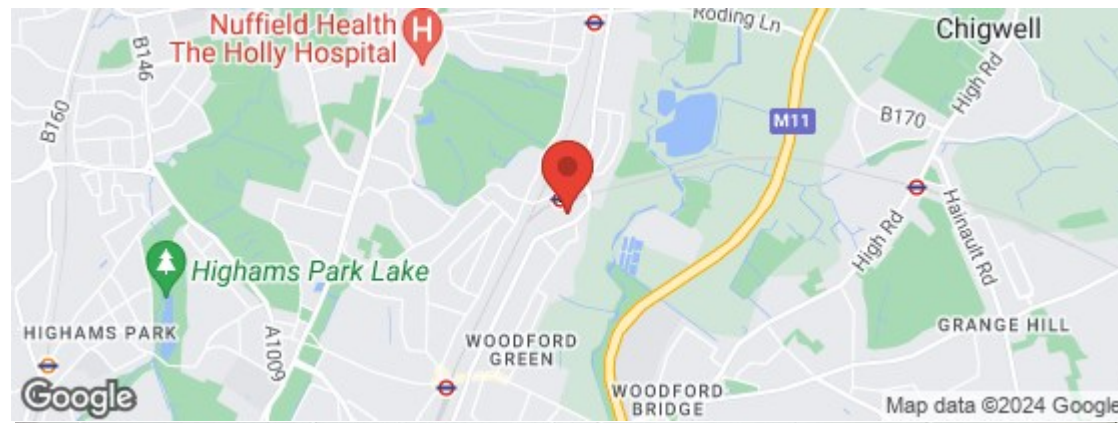
Don't miss out on the chance to make this charming bungalow your new home sweet home in Buckhurst Hill.





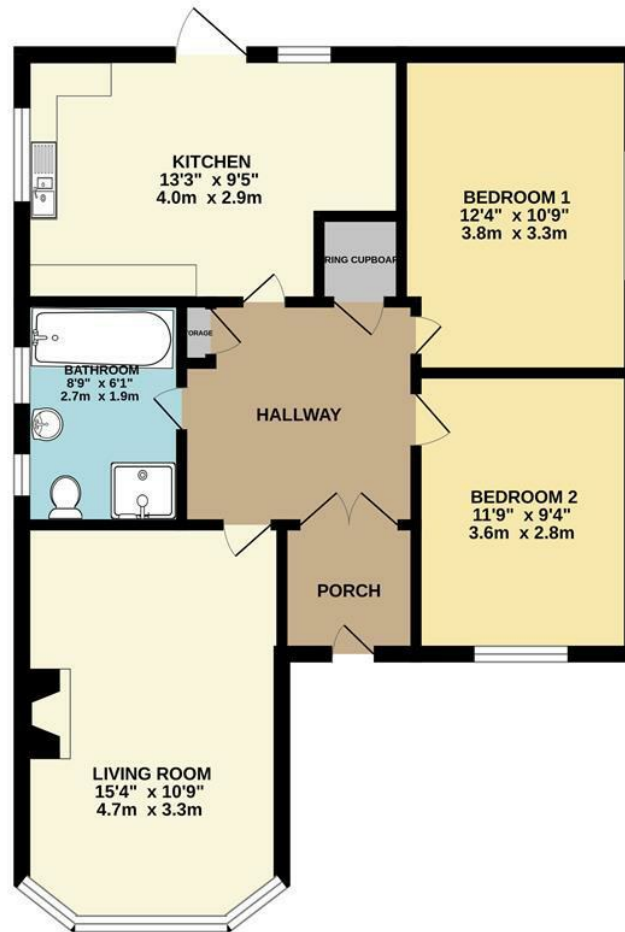


- Guide Price £550,000 - £575,000
- Rarely Available Two Bedroom Semi-Detached Bungalow
- Spacious Reception
- Off Street Parking
- Stones Throw to Roding Valley Central Line Station & Short Walk to Buckhurst Hill Station & Local Amenities
- Chain Free
- Mature South Facing Garden Approx 70ft
- Kitchen/Diner
- Potential to Extend STPP
- Roding Valley Nature Reserve Close by





GROUND FLOOR



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**

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