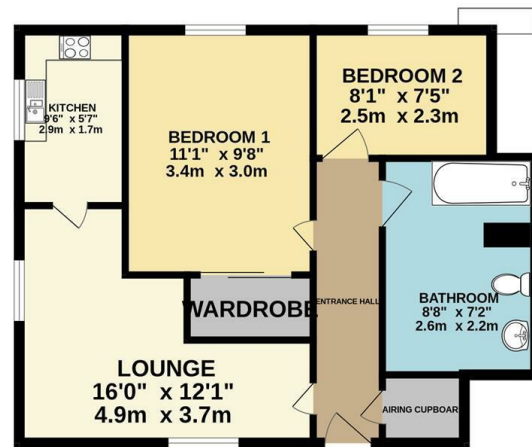




FIRST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA: 559sq. ft. (51.9 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floor area, measurements of stairs, balconies, terraces and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used for any other purpose. The floor area is approximate and should not be used for any other purpose. No guarantee is given as to their accuracy or efficiency can be given. Notes and Metrics C2024

Council: Epping Forest | Council Tax Band: D | Floor Area: 559.00 sq ft



CHURCHILL
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Cedar Close, Buckhurst Hill, IG9 6EJ
£1,700 Per Calendar Month

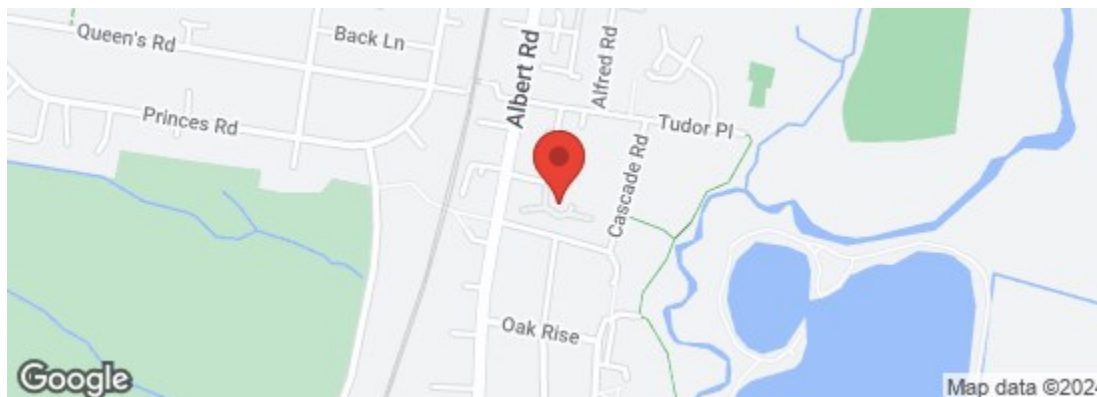
Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		80	80
	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.



This ideal rental property is situated in Buckhurst Hill. The property is situated 0.2 miles to Buckhurst Hill central line station, with direct access to Stratford (Westfield shopping and the Olympic Park) and onto The City and West End of London, but also with good access to Queens Road with its bars, restaurants and shops and further benefiting from good vehicular access to the M11 and M25. There is also the added benefit of having great primary and secondary schools close by.

The property is situated on the first floor and is offered unfurnished. Redecorated throughout.

The property is recorded in the EPC as being 52sq m (559sq ft) and a rating: C

5 weeks' deposit: £1,961

Council Tax band: D

EPC rating: C

Minimum 12 months' let

