



TOTAL FLOOR AREA: 828sq. ft. (76.9 sq. m.) approx.
 While every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, walls and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for approximate purposes only and should be used as a guide only. The vendor, agent and advertiser shall not be responsible for any error or omission. As to the accuracy of the floor plan, the agent and advertiser shall not be responsible for any error or omission.

Council: Epping Forest | Council Tax Band: E | Floor Area: 828.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(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	

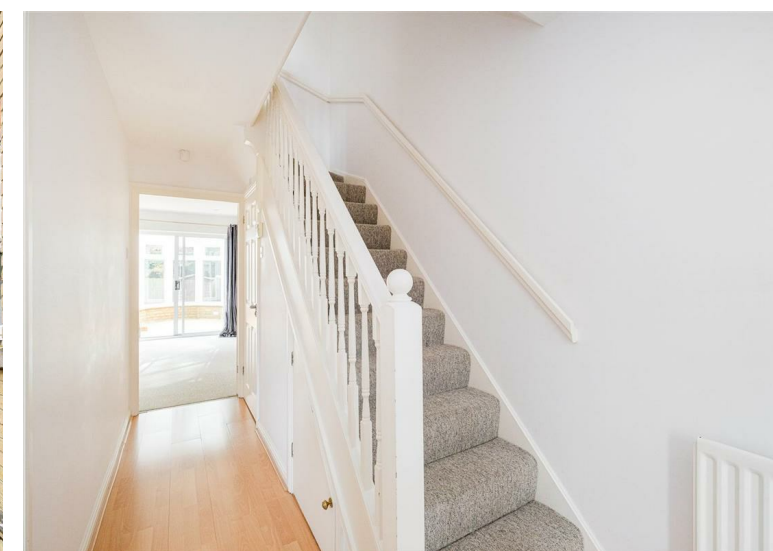


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information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

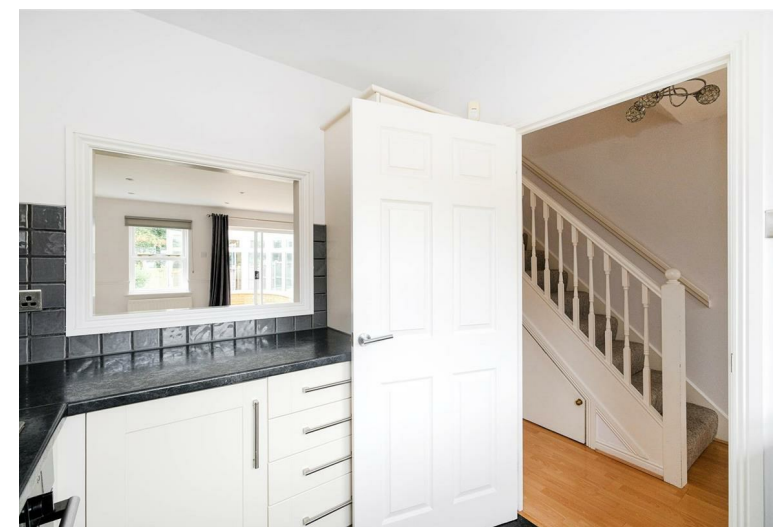


Princes Road, Buckhurst Hill, IG9 5DP
 Price Guide £585,000 Freehold

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



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



Guide Price £585,000 - £600,000

Positioned in the charming Monarch Place, Buckhurst Hill, this terraced house is a true gem waiting to be discovered. The ground floor offers a sizable reception, fully fitted kitchen, a convenient WC. The rear of the property boasts a delightful conservatory, perfect for enjoying a cup of tea while overlooking the south-facing garden that provides direct access to the picturesque Knighton Woods. With two bedrooms, both offering ample wardrobe/storage space, this property ensures comfort and convenience. The master bedroom further impresses with a shower en suite, while a separate bathroom caters to the needs of your family and guests. Additionally, a storage cupboard provides practical storage solutions for your belongings. Located just 0.3 miles from Buckhurst Hill Central Line, commuting is a breeze. The property also benefits from a garage, allocated parking for one vehicle, and is situated in a private development on the peaceful Princes Road. A stone's throw away from the vibrant Queens Road, you'll find an array of amenities within easy reach. The proximity to schools, Knighton Woods, and Epping Forest offers a perfect blend of urban and natural living. This property is being offered on a chain free basis, please note there is a small maintenance fee of £240 per annum.

