



CHURCHILL  
estates  
FOR SALE  
020 8504 0222

**CHURCHILL**  
estates



# Albert Road, Buckhurst Hill

Offers In Excess Of  
£475,000

Tenure : Freehold

Floor Area : 592.00 sq ft

Local Authority : Epping Forest

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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Churchill estates are pleased to bring to market this charming two double bedroom end of terrace home. You are conveniently located just a short walk from Buckhurst Hill's famous Queens Road where you will find an array of restaurants, cafes, independent retailers and Waitrose Supermarket. Buckhurst Hill Central Line Station is only just 0.2 miles away offering frequent services into the City and West End.

For families, there are a number of schools close by and if exploring is your thing, Knighton Woods is just moments away, where you can enjoy plenty of leisurely walks and also features its own play ground.

Internally the ground floor offers a spacious living area with an exposed staircase and measures just over 14ft long. This follows through to the kitchen which offers ample storage and worktop space, as well as a convenient area for a small dining table. Accessed via the kitchen/diner is a well maintained garden rear garden measuring around 50ft approx. and boasts side and rear access. On the first floor are two bedrooms, with the master bedroom being generous in size and a family bathroom.

Further benefits include allocated parking for two cars to the rear of the property.

Freehold

EPC Rating - D





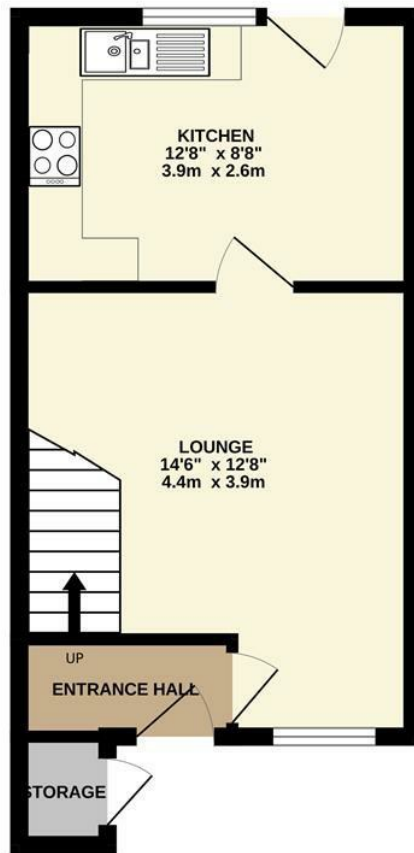


- 0.2 Miles to Buckhurst Hill Central Line Station
- Kitchen/Dining Room
- Two Allocated Parking Spaces to the Rear
- Two Bedrooms
- Short Walk to Knighton Woods
- Spacious Living Room
- Well Maintained Rear Garden with Side & Rear Access
- Short Walk to Queens Road
- Family Bathroom
- End of Terrace

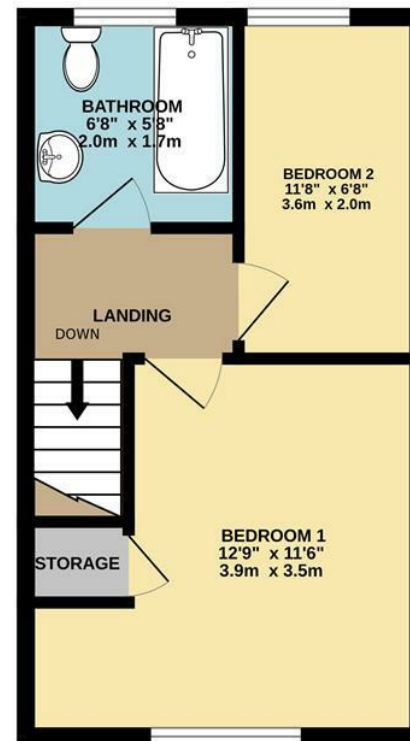




GROUND FLOOR  
304 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 592sq.ft. (55.0 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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Email [buckhursthill@churchill-estates.co.uk](mailto:buckhursthill@churchill-estates.co.uk)

To view call **0208 504 2222**

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