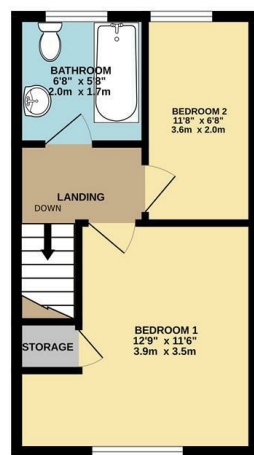
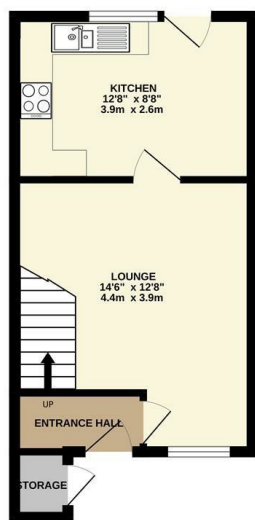




GROUND FLOOR  
304 sq ft. (28.2 sq.m.) approx.

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



TOTAL FLOOR AREA: 592 sq ft. (55.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of walls, windows, floors and other parts are approximate and no responsibility is taken for errors of omission or misstatement. 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 Hoxpox 10/2021

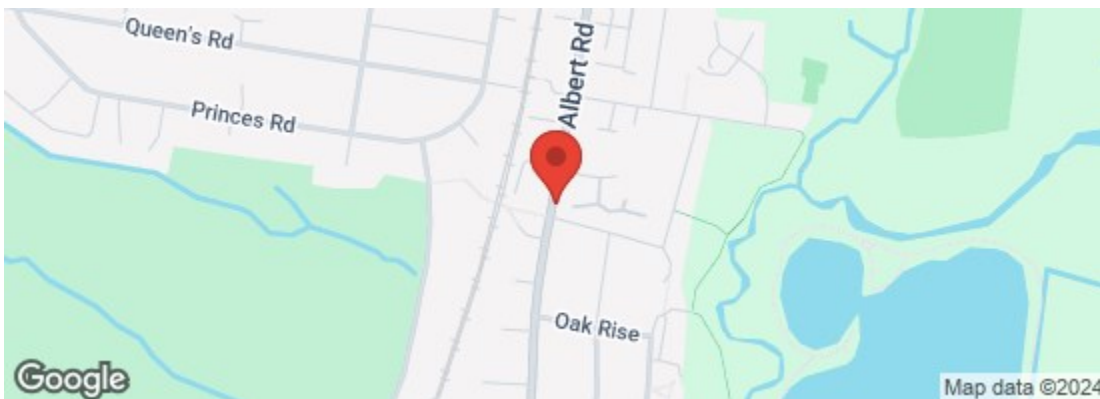
Council: Epping Forest | Council Tax Band: D | Floor Area: 592.00 sq ft

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Albert Road, Buckhurst Hill, IG9 6EH  
 Price Guide £460,000 Freehold

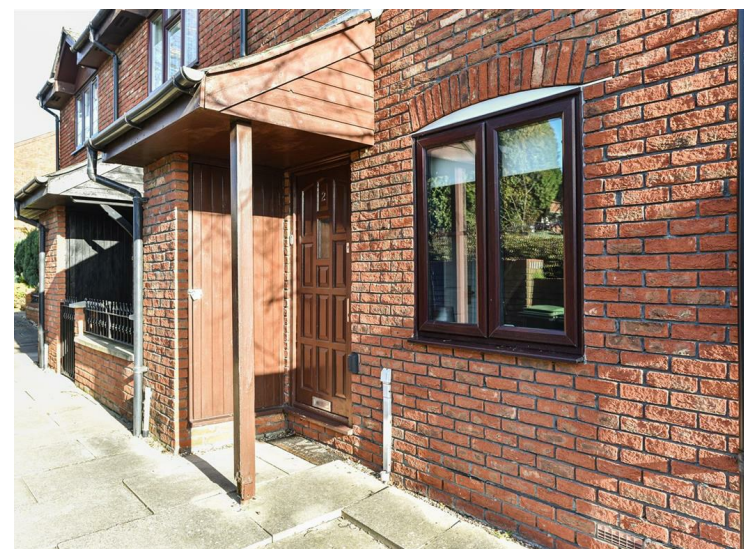
Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1

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

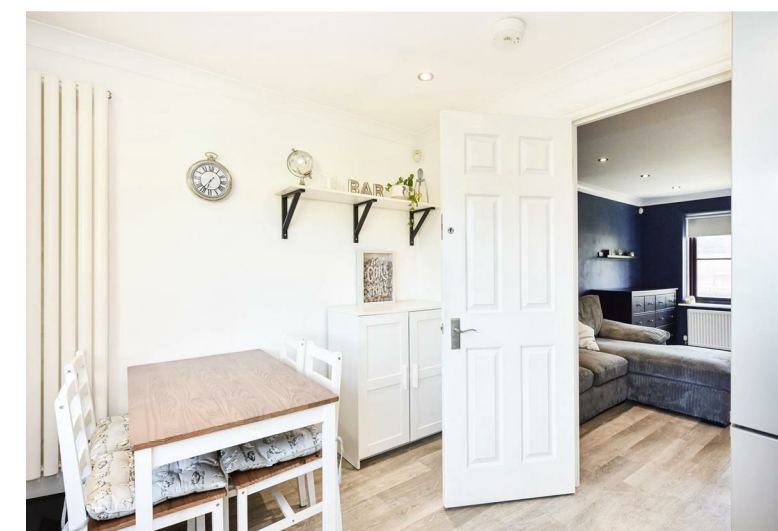
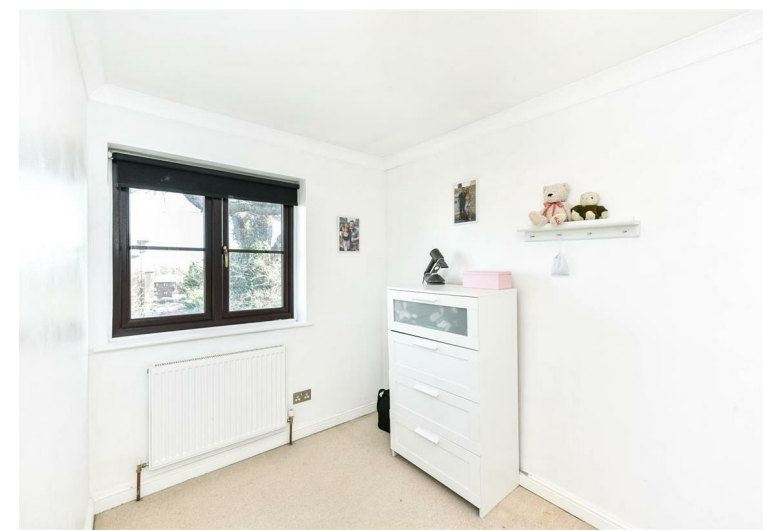
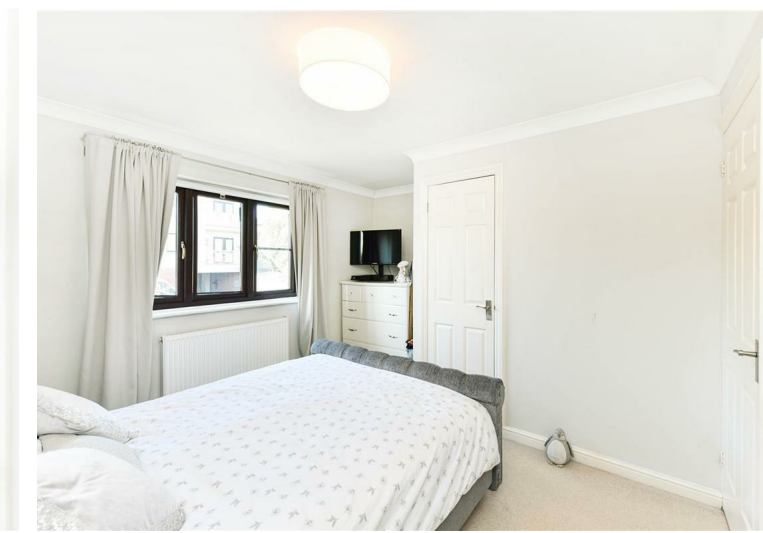
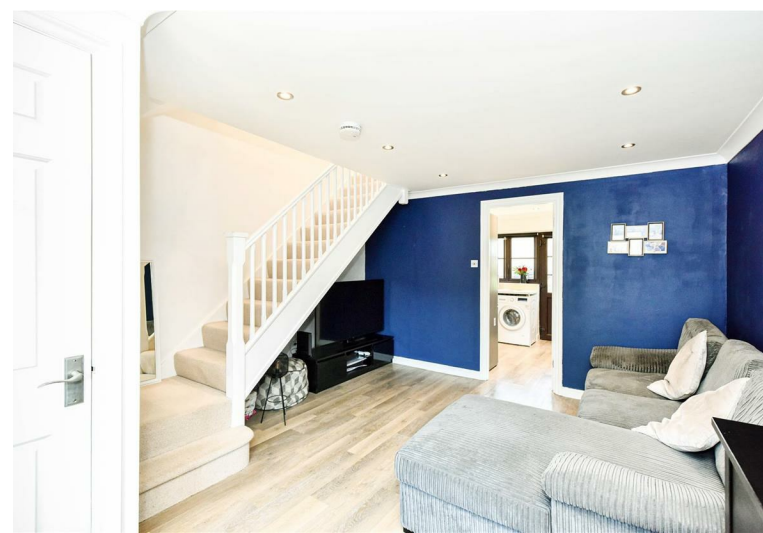


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information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

**CHURCHILL**  
estates



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



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 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

