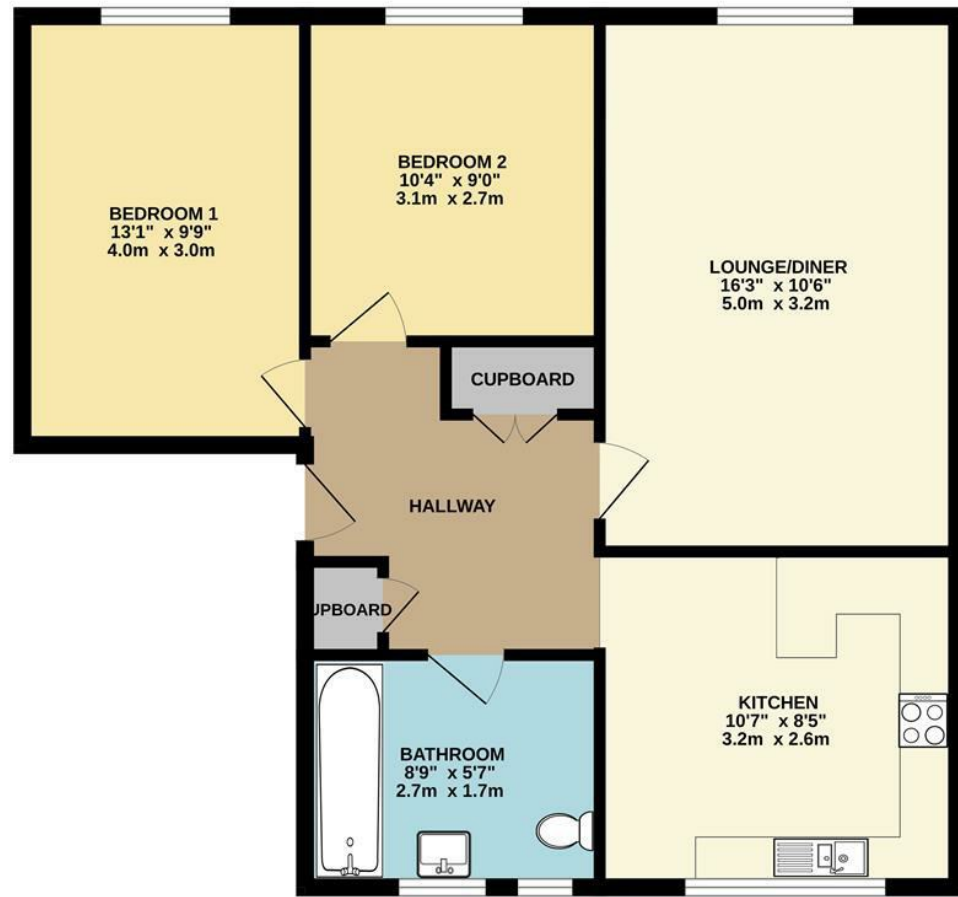


GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA: 635 sq.ft. (59.0 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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Council: Epping Forest | Council Tax Band: B | Floor Area: 635.00 sq ft



**CHURCHILL**  
estates

Hornbeam Road, Buckhurst Hill, IG9 6LA  
Guide Price £250,000 Leasehold

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

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		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

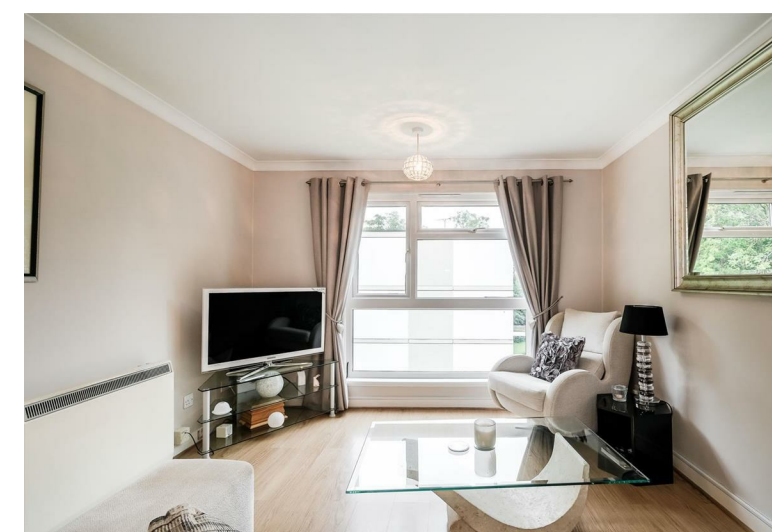
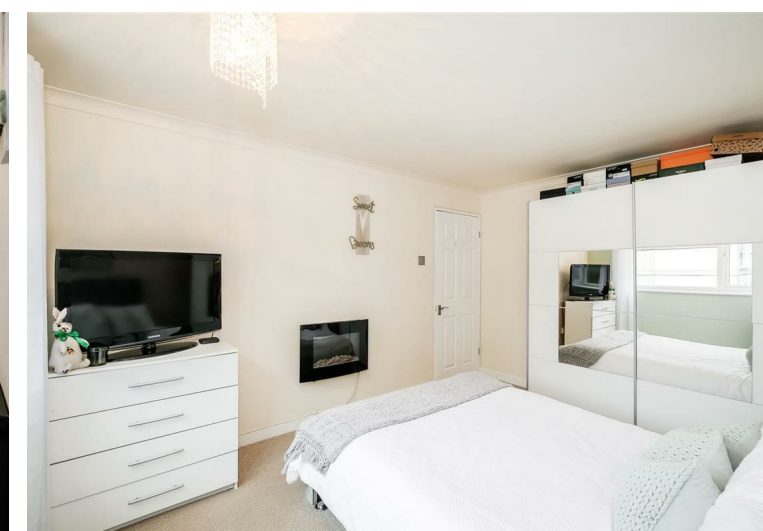
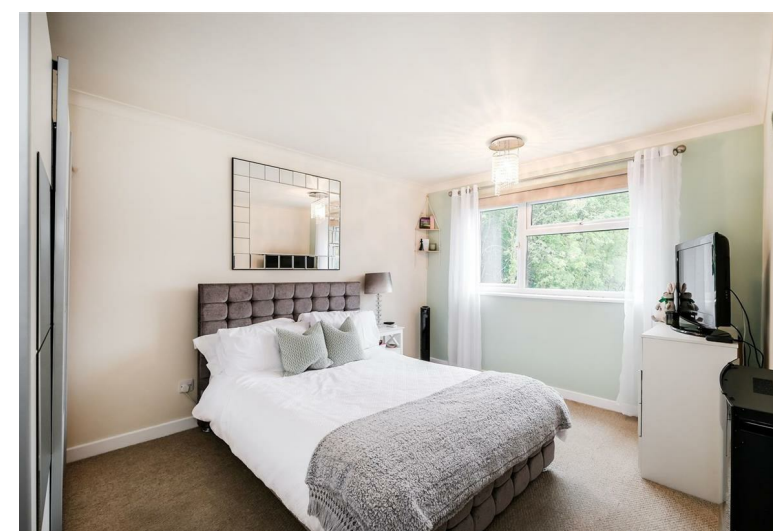


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information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

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



This delightful apartment offers a wonderful opportunity for those seeking a comfortable and convenient living space.

Situated on the second floor, this spacious apartment boasts two generous double bedrooms, perfect for creating a cosy retreat or a versatile home office. The lounge dining room provides a welcoming space for relaxation and entertainment, while the sizeable kitchen offers ample worktop and storage space.

Convenience is key with this property, as it is just a short stroll away from both Roding Valley and Buckhurst Hill Central Line stations, making commuting a breeze. Additionally, local amenities are within easy reach, ensuring that daily necessities are always close at hand. Nature enthusiasts will appreciate the proximity to Roding Valley Nature Reserve, offering a tranquil escape from the hustle and bustle of city life.

Further adding to the appeal of this property is the garage en bloc and residents parking, providing hassle-free parking solutions. With the added benefit of being chain free and boasting a long lease, this apartment presents a fantastic opportunity to create a comfortable and convenient home in a sought-after location.