



Chagwell
PRIVATE PARKING
RESIDENTS ONLY

CHURCHILL
estates

Hills Road, Buckhurst Hill

Guide Price £325,000

Tenure: Leasehold

Floor Area: 645.00 sq ft

Local Authority: Epping Forest


Council Tax Band: D

Bedrooms : 2

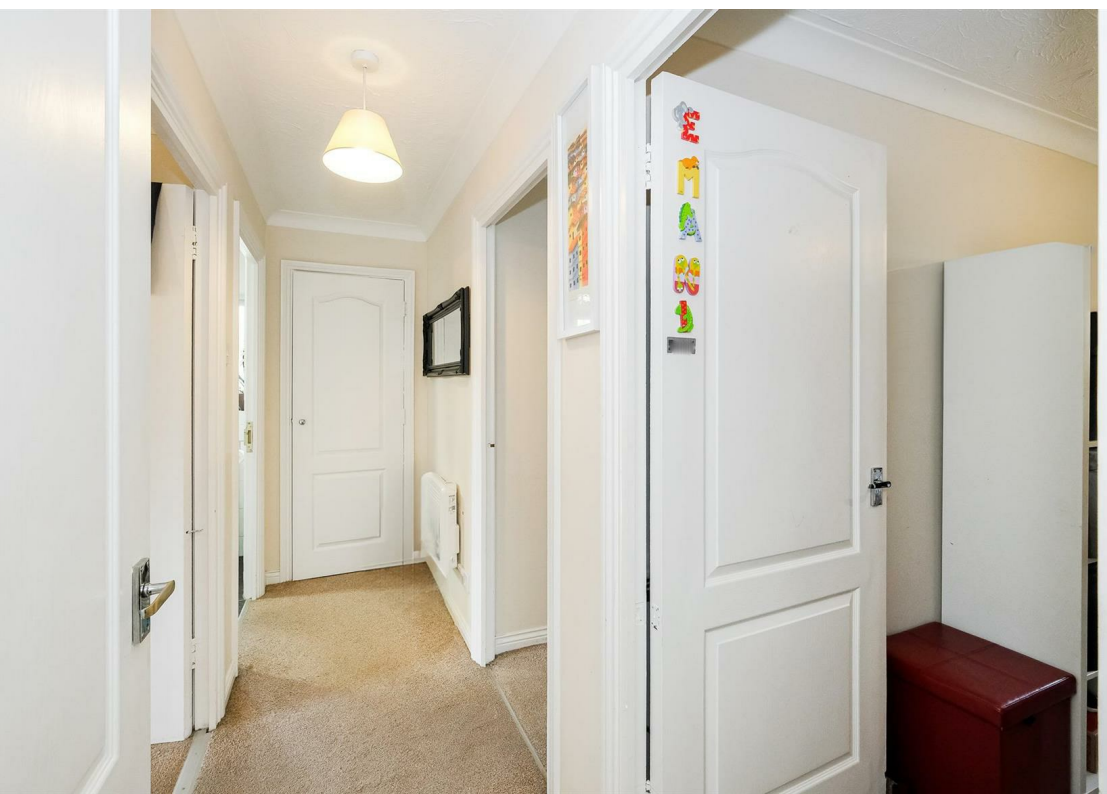
Receptions : 1

Bathrooms : 1

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





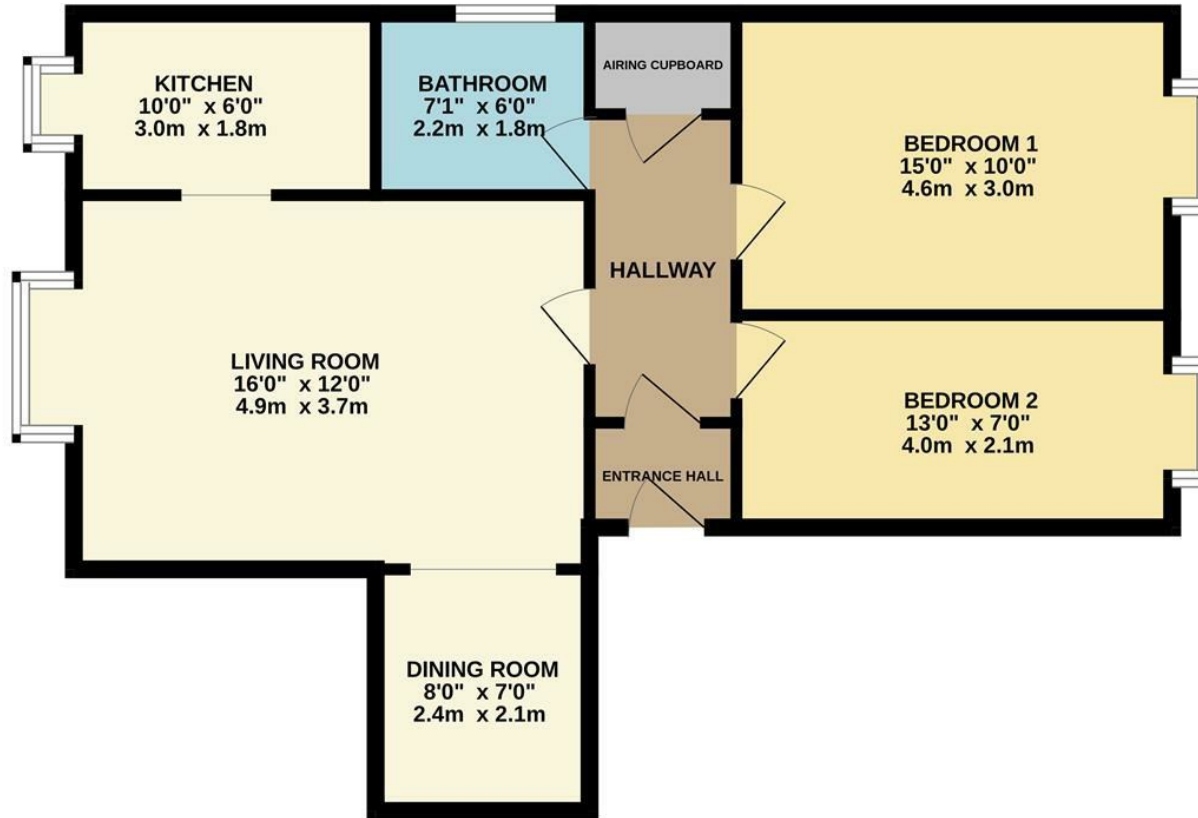


Guide Price £325,000 - £350,000
Located in the charming Devon Court, this delightful apartment offers a comfortable and secure living space. As you step into the property, you are presented with a large entrance hallway. Leading through you have a spacious lounge with a separate dining area. Off the lounge you are presented with a fully fitted kitchen. The two double bedrooms provide a peaceful retreat for a good night's sleep. Situated on the first floor of a purpose-built development, this property boasts a separate family bathroom for added convenience. The gated entry and phone systems ensure security and peace of mind for residents. With two allocated parking spaces, parking will never be a hassle. Conveniently located just 0.8 miles from Buckhurst Hill Central Line, commuting is a breeze. Additionally, the property is a short stroll away from Queens Road, where you can find an array of amenities to cater to your daily needs. Lease 88 years remaining and service charge £2001pa.





FIRST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 645sq.ft. (59.9 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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To view call **0208 504 2222**