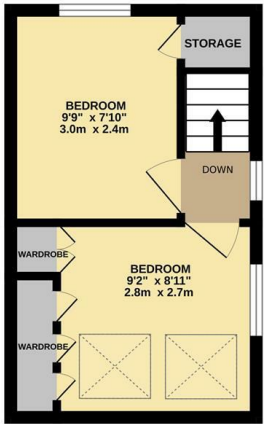
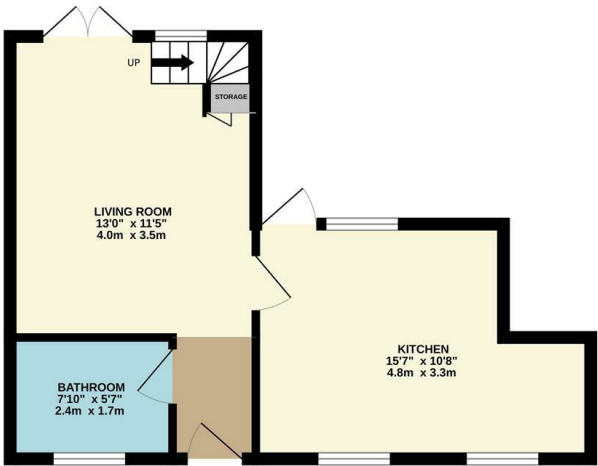




GROUND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.

1ST FLOOR  
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA: 642sq.ft. (59.6 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.  
Made with Metropix ©2025

Council: Epping Forest | Council Tax Band: A | Floor Area: 624.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(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.

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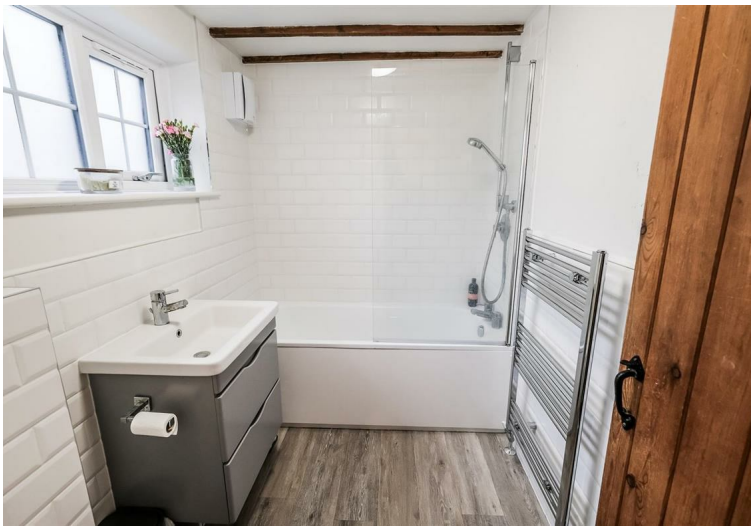
North End, Buckhurst Hill, IG9 5RA  
Offers Over £500,000 Freehold

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



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





This delightful period cottage offers a perfect blend of charm and modern living. The property has been lovingly maintained by its current owners, ensuring a warm and inviting atmosphere throughout. Upon entering, you are greeted by a cosy lounge, complete with a charming log burner that promises to keep you warm during the cooler months. The clever use of space includes convenient storage under the stairs, making it both practical and stylish. The fully fitted shaker-style kitchen is a true highlight, featuring velux windows that flood the area with natural light and provide direct access to the south-facing garden, ideal for enjoying sunny afternoons. The ground floor also houses a well-appointed family bathroom, while the first floor reveals two generously sized bedrooms, both equipped with ample storage solutions to meet your needs. Externally, the property boasts a low-maintenance, south facing rear garden, perfect for those who prefer to spend their time enjoying rather than tending to outdoor spaces. Situated in the sought-after Buckhurst Hill, you will find yourself within easy reach of the vibrant Queens Road, where a variety of amenities await. Public transport options are readily available, and the picturesque Epping Forest is just a short walk away, providing a perfect escape into nature. This charming cottage is an ideal choice for those seeking a comfortable and well-located home in a desirable area.

