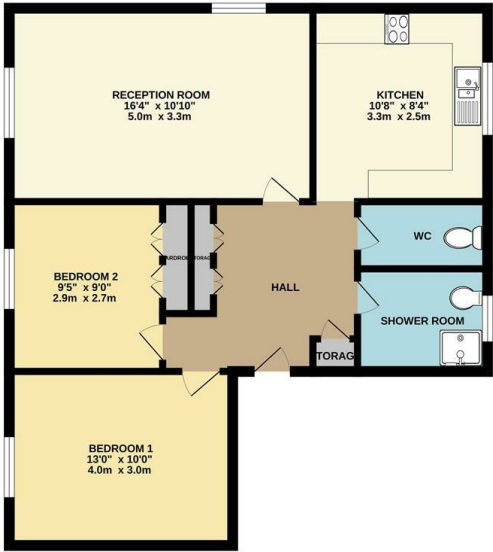




GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA - 645sq.ft. (59.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and equipment shown here have not been tested and no guarantee as to their operation or efficiency can be given.
Buckhurst Hill Estate Agents

Council: Epping Forest | Council Tax Band: B | Floor Area: 645.84 sq ft

| 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 | | |
| (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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The Willows, Buckhurst Hill, IG9 6LA
£1,700 Per Month

Bedrooms: 2 | Reception Rooms: 0 | Bathrooms: 1



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



This ideal rental property is situated in Buckhurst Hill. The property is situated 0.2 miles to Roding Valley central line station and 0.8 miles to Buckhurst Hill central line station, with direct access to Stratford (Westfield shopping and the Olympic Park) and onto The City and West End of London, but also with good access to Queens Road with its bars, restaurants and shops and further benefiting from good vehicular access to the M11 and M25. There is also the added benefit of having great primary and secondary schools close by.

The property is situated on the ground floor and is offered unfurnished.

The property has lovely views from all rooms and is very spacious throughout plus benefits from having a large lounge, brand new fully fitted kitchen with appliances, two double bedrooms and family shower room. The property has electric heating and is offered unfurnished. The property comes with parking and well kept communal gardens.

5 weeks' deposit: £1961

Council Tax band: B

EPC rating: D

Minimum 12 months' let

