



**CHURCHILL**  
estates





# The Cedars, Buckhurst Hill

Guide Price £425,000

Tenure : Leasehold

Floor Area : 635.00 sq ft

Local Authority : Epping Forest

Council Tax Band : C

Bedrooms : 2

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







The Cedars, a quiet cul-de-sac which borders Epping Forest, whilst still being conveniently located for both Buckhurst Hill Central line station and Chingford Station. Just a short walk away, Queens road is where you will find an array of cafes, restaurants, boutique shops and Waitrose Supermarket.

Being offered with NO ONWARD CHAIN this GROUND FLOOR maisonette has been tastefully refurbished and modernised throughout. Internally the property comprises spacious lounge/dining room with sliding doors out to your very own PRIVATE REAR GARDEN. The shaker style kitchen offers plenty of storage and integrated appliances. The hall is generous in size, includes two large storage cupboards and provides access to the TWO DOUBLE BEDROOMS. The modern fitted bathroom offers a three piece suite.

Further benefits include GARAGE EN BLOC, long lease of 900+ years, resident parking and low annual costs.











- Ground Floor
- Private Rear Garden
- Long Lease
- Two Double Bedrooms
- Newly Refurbished
- Amenities & Central Line Station Nearby
- Garage En-Block
- Quiet Cul-De-Sac
- Close To Epping Forest
- Chain Free

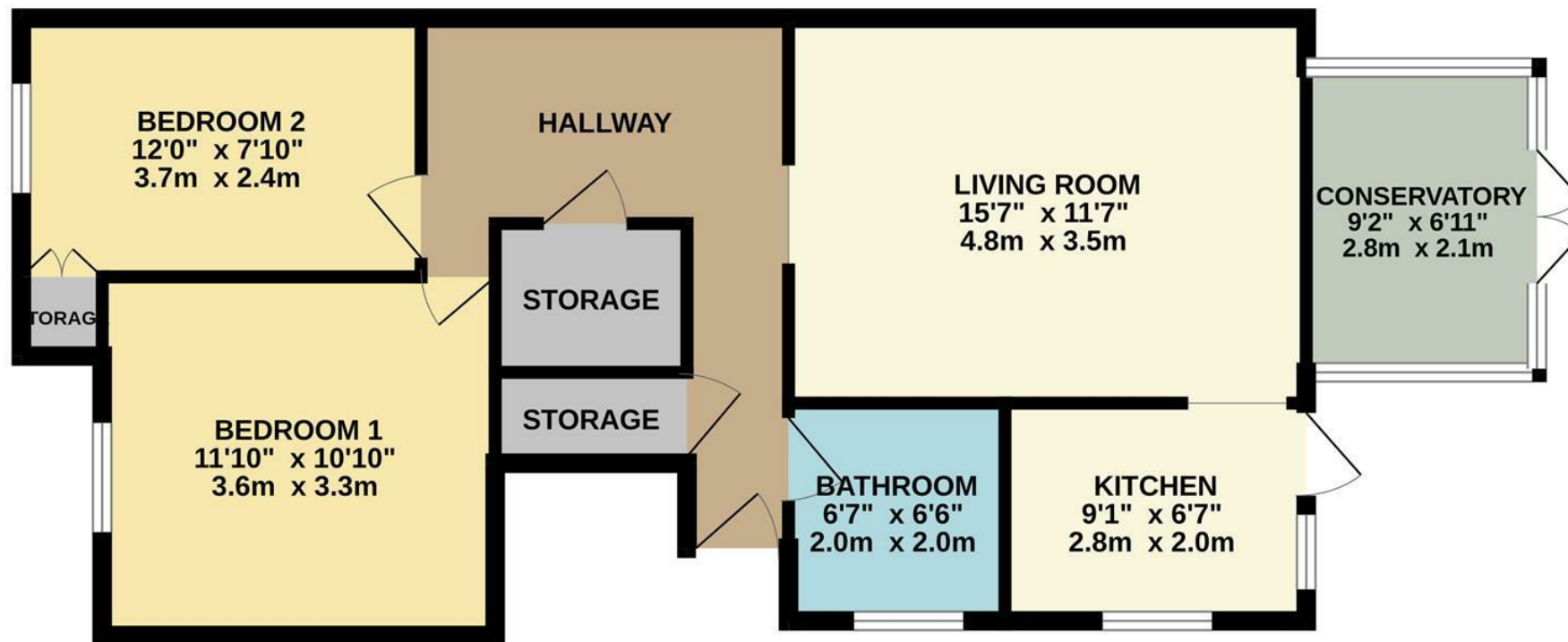








GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



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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