



CHURCHILL
estates



Hills Road,
Buckhurst Hill

Guide Price £710,000

Tenure : Freehold

Floor Area : 1378.00 sq ft

Local Authority : Epping Forest

Council Tax Band : E

Bedrooms : 2

Receptions : 2

Bathrooms : 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

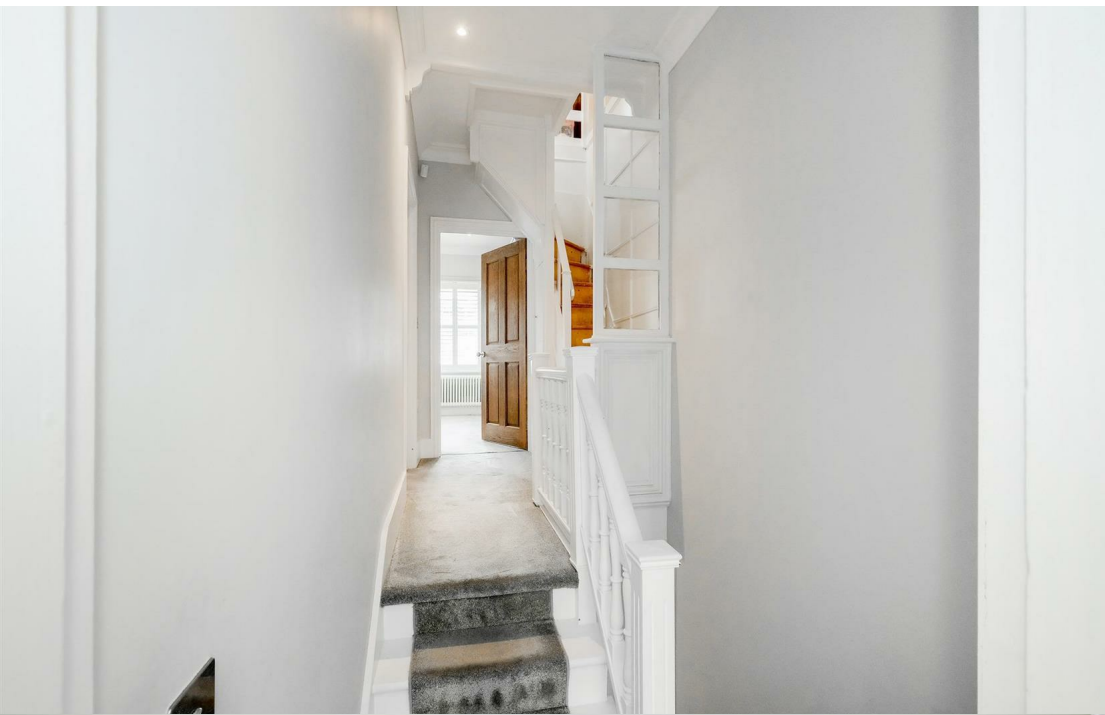


Situated on the extremely sought-after Hills Road is this charming brick-fronted Victorian terraced home. Just a short walk away, you will find Buckhurst Hill's Queens Road, boasting an array of boutique shops, cafés and Waitrose supermarket, together with the Central Line Station, giving you direct links into the City and West End. You will also find, just a stone's throw away, the village green and duck pond, but one of the biggest draws to Hills Road is the proximity of the local schools, including St John's primary. Whether it be state or private, primary or secondary, you will find easy access to all.

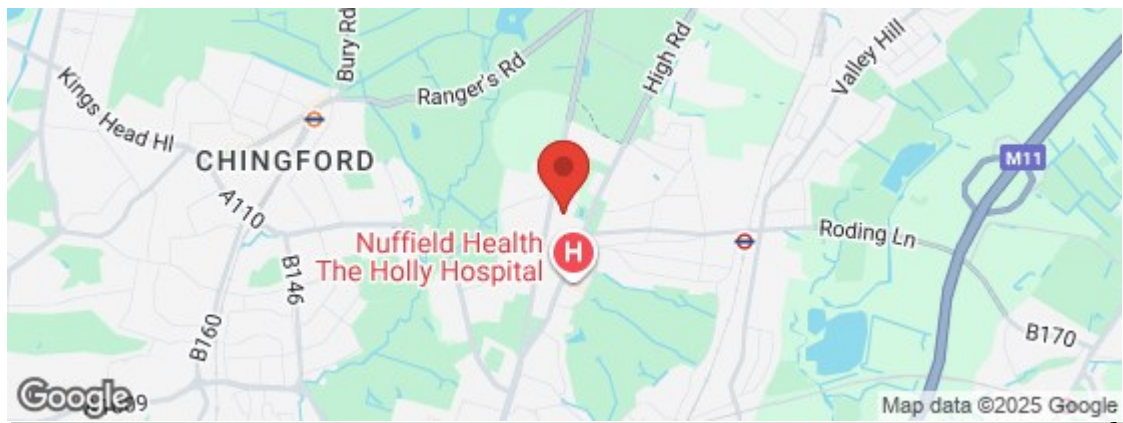
Curb appeal, character charm and spacious accommodation are just a few of the many things we love about this home. Internally, the current owner has been meticulously remodeling, creating a warm and inviting atmosphere, but there are still areas that offer potential to anyone who is looking for an opportunity to further enhance and put their own stamp on this beautiful home. The double reception has been opened up, creating a bright and spacious living/dining room with feature bay window complete with plantation shutters and restored floorboards. To the rear you will find the breakfast room, again complete with a bay window which leads into the kitchen. From here you have a convenient utility space, downstairs bathroom and access out to the south-facing rear garden. The first floor comprises two spacious double bedrooms and a family bathroom which is beautifully presented with a large walk-in shower and luxurious freestanding bath, with trendy black fittings. Further benefits include a loft room located on the second floor and a cellar, which are both perfect for storage or multi-use.







- Brick Fronted Victorian Home
- South Facing Garden
- Contemporary Family Bathroom
- Short Walk to Queens Road Amenities & Buckhurst Hill Central Line Station
- Within Close Proximity of Local Schools, Including St John's primary.
- Spacious Double Reception
- Two Double Bedrooms
- Village Green & Duck Pond Just a Stones Throw Away
- Loft Room & Cellar
- Potential to Extend STPP



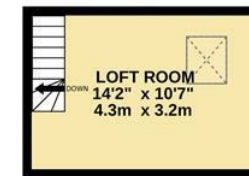
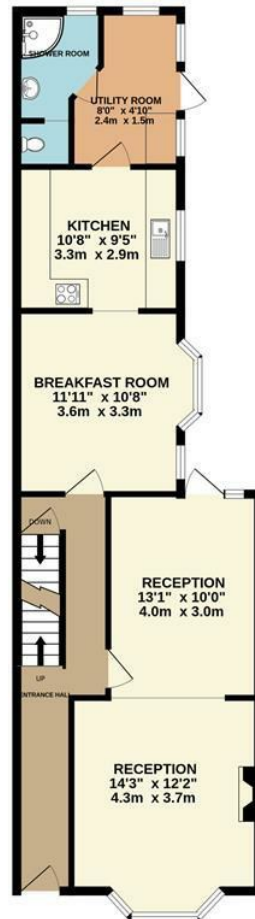
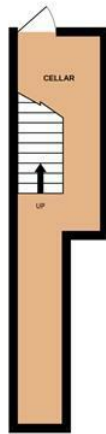


BASEMENT

GROUND FLOOR

1ST FLOOR

2ND FLOOR



TOTAL FLOOR AREA: 1378sq.ft. (128.0 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.
Made with Metropix ©2025

Email buckhursthill@wearechurchills.co.uk

To view call **0208 504 2222**

CHURCHILL
estates