



CHURCHILL
estates



High Road,
Buckhurst Hill

Offers In Excess Of
£400,000

Tenure : Share of Freehold

Floor Area : 796.00 sq ft

Local Authority : Epping Forest

Council Tax Band : D

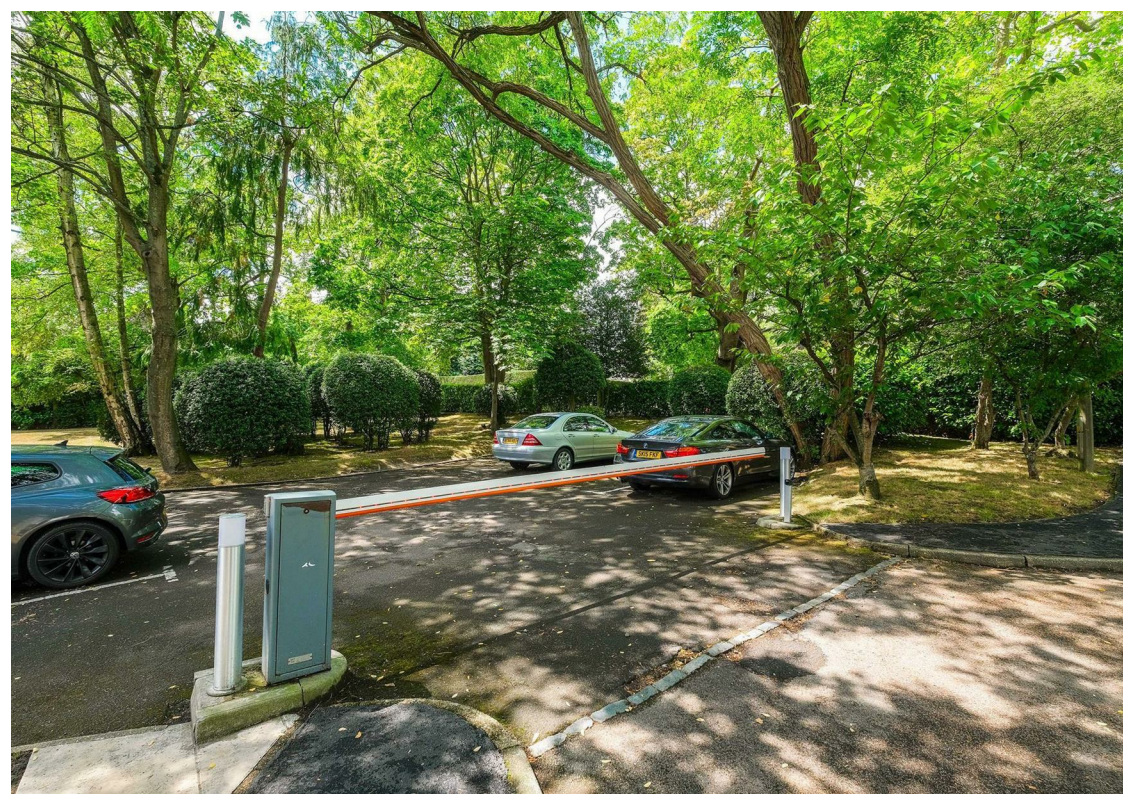
Bedrooms : 2

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	



Nestled in the desirable Greenhill development, this charming first-floor flat offers a perfect blend of comfort and convenience. The property features two spacious double bedrooms, both equipped with fitted wardrobes, ensuring ample storage for your belongings. The master bedroom boasts the added luxury of an ensuite bathroom, complete with both a shower and a bath, while a separate WC in the hallway provides convenience for guests. The heart of the home is the open-plan lounge and kitchen area, which is bathed in natural light, creating a warm and inviting atmosphere with the added benefit from the balcony overlooking the gardens. The kitchen is fully fitted with modern appliances, including a gas hob, dishwasher, cooker, fridge freezer, hot tap and a waste disposal unit, and a breakfast bar making it ideal for both cooking and entertaining. Residents of Greenhill benefit from beautifully maintained communal gardens, perfect for enjoying the outdoors, as well as a private car park for added convenience. The communal areas are well-kept, reflecting the pride of the community. Location is key, and this property is ideally situated just moments from Queens Road, which offers a delightful array of amenities. The Buckhurst Hill Central Line station is a short walk away, providing excellent transport links to London and beyond. Additionally, easy vehicular access to nearby towns and major roadways, including the M11 and M25, makes this flat an excellent choice for commuters. This property presents a wonderful opportunity for those seeking a stylish and well-located home in a sought-after area. Don't miss your chance to make this delightful flat your own. Share of freehold: 900+ years remaining, Service charge: £1600 per annum (approx.)







- Share of freehold
- Balcony with garden views
- Private residents car park
- Two double bedrooms
- Short walk to Buckhurst Hill Central Line
- Ample storage / two external storage units
- Well maintained communal gardens
- First floor
- Ensuite bathroom to master / Separate WC
- Amenities nearby





FIRST FLOOR
796 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA: 796sq.ft. (74.0 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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To view call **0208 504 2222**

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