



CHURCHILL
estates



Chestnut Avenue, Buckhurst Hill

Price Guide £600,000

Tenure : Freehold

Floor Area : sq ft

Local Authority : Epping Forest

Council Tax Band : D

Bedrooms : 3

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 



£600,000 - £625,000

Nestled on the desirable Chestnut Avenue in Buckhurst Hill, this charming 1930s mid-terrace house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms and a modern family bathroom, this home is designed for comfortable living.

Upon entering, you are welcomed into a spacious living room that flows seamlessly to an open-plan kitchen and dining area, perfect for entertaining or enjoying family meals. The property also benefits from convenient storage under the stairs. The first floor features two generous double bedrooms, each equipped with fitted wardrobe space, alongside a sizeable single room that can serve as a child's bedroom, guest room, or home office. Externally, the property boasts a fantastic-sized garden at the rear, providing an ideal outdoor space for relaxation, gardening, or children's play. Additionally, the front of the house offers the potential for a driveway, enhancing convenience for parking.



Located just 0.6 miles from Buckhurst Hill Central Line, commuting to London is made easy, while the vibrant amenities on Queens Road are within easy reach. Families will appreciate the proximity to highly rated schools, making this location particularly appealing. This property is full of potential and is being offered on a chain-free basis, allowing for a smooth transition into your new home.



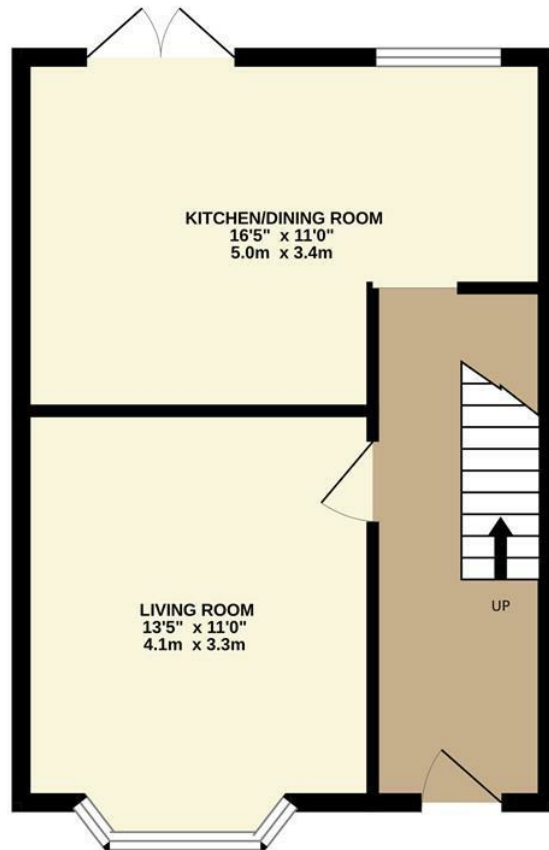


- 1930's mid-terraced home
- Spacious lounge
- Modern bathroom
- Scope to extend (STPP)
- 0.6 miles to Buckhurst Hill Central line
- Three bedrooms
- Open plan kitchen-diner
- Large rear garden
- Chain free
- Highly rated schools nearby

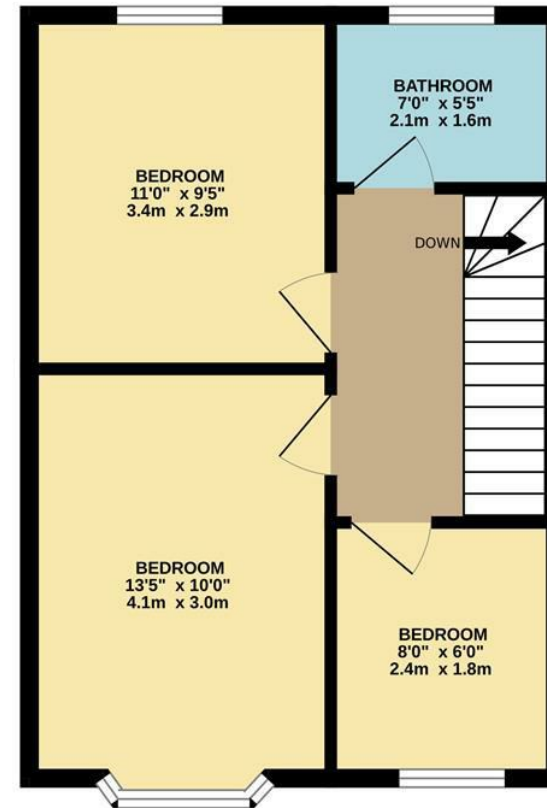




GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.7 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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Email buckhursthill@wearechurchills.co.uk

To view call **0208 504 2222**

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