



CHURCHILL
estates



Birch Close, Buckhurst Hill

Guide Price £725,000

Tenure : Freehold

Floor Area : 1453.00 sq ft

Local Authority : Epping Forest

Council Tax Band : D

Bedrooms : 5

Receptions : 1

Bathrooms : 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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 cul-de-sac Birch Close, Buckhurst Hill, this charming mock tudor terraced home offers a perfect blend of modern living and convenience. Location is key, and this home is just 0.3 miles from Buckhurst Hill Central Line station, making commuting to London and the West end a breeze. Additionally, the vibrant amenities of Queens Road are within easy reach, offering a variety of shops, cafes, and restaurants. For families, you are conveniently positioned for the areas excellent range of state and independent schools.

The house features a welcoming reception room that flows seamlessly into an extended modern fitted kitchen, creating an open-plan environment perfect for entertaining or family gatherings. With five spacious bedrooms, this property is ideal for families or those seeking extra space. Two well-appointed bathrooms and a convenient downstairs WC adds to the practicality of this home. The loft has been thoughtfully converted, providing two bedrooms and a shower room.

To the rear you have a well maintained garden boasting a paved patio and features a fantastic garden room, which could serve as an excellent office or gym. Outside, to the front you will find off-street parking for two vehicles, a valuable asset in this sought-after area.

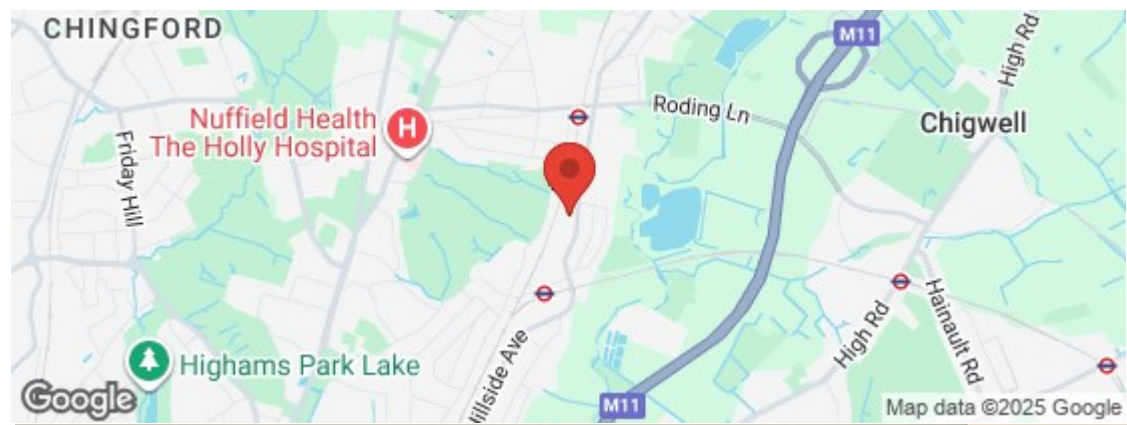
This property is being offered chain-free, making it an attractive option for those looking to move swiftly. With its modern features and prime location, this charming home is a wonderful opportunity not to be missed.







- Mock Tudor terraced home in a cul-de-sac location
- Modern fitted kitchen
- Chain free
- Downstairs WC
- 0.3 miles to Buckhurst Hill Central Line Station & Queens road amenities
- Rear extended & loft converted
- Five bedrooms
- Off street parking
- Open plan reception
- Garden room perfect for office/gym





**Approximate Gross Internal Area 1453 sq ft - 135 sq m
(Excluding Outbuilding)**

Ground Floor Area 689 sq ft – 64 sq m

First Floor Area 441 sq ft – 41 sq m

Second Floor Area 323 sq ft – 30 sq m

Outbuilding Area 124 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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