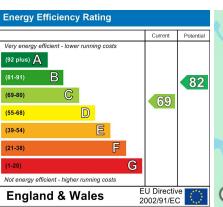




Approximate Gross Internal Area 1453 sq ft - 135 sq m (Excluding Outbuilding) Ground Floor Area 689 sq ft - 64 sq m First Floor Area 411 sq ft - 41 sq m Second Floor Area 323 sq ft - 30 sq m Outbuilding Area 124 sq ft - 12 sq m Outbuilding Area 124 sq ft - 12 sq m Outbuilding Area 124 sq ft - 12 sq m Outbuilding Area 124 sq ft - 12 sq m Outbuilding Area 124 sq ft - 12 sq m Outbuilding Area 124 sq ft - 12 sq m Outbuilding Area 124 sq ft - 12 sq m First Floor Second Floor First Floor Second Floor

Find pain produced in accordance with RICS Property Measurement 2nd Edition. Although Prix Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, crisision or misstatement. These plans are for representation purposes only and no guarantee is given on the total square fodage of the property within the jann. The figure coin is for initial guidance only and should not be reliefed on as a basic or valuation. CHURCHILL estates

Council: Epping Forest | Council Tax Band: D | Floor Area: 1453.00 sq ft

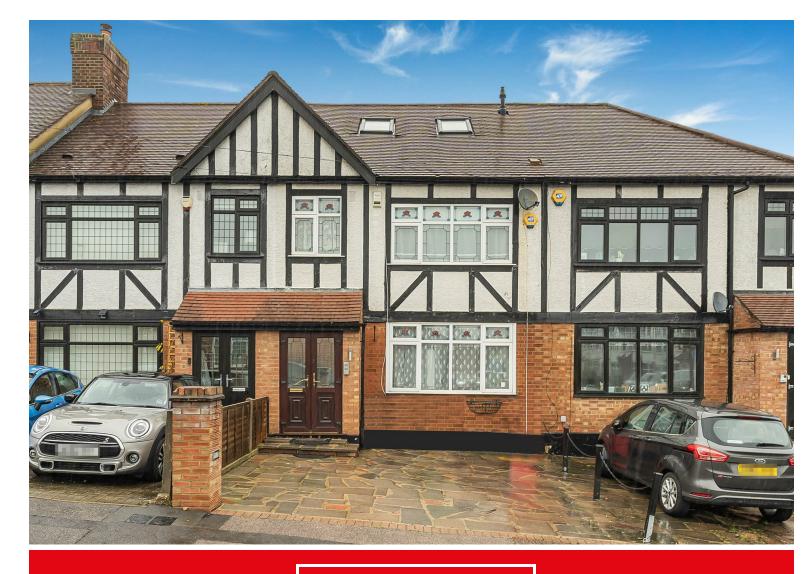




The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

CHURCHILL estates



CHURCHILL estates

Birch Close, Buckhurst Hill, IG9 6HR Guide Price £725,000 Freehold

Bedrooms: 5 | Reception Rooms: 1 | Bathrooms: 2





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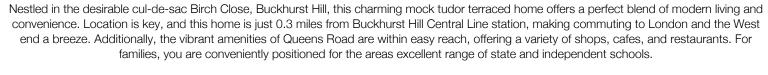












The house features a welcoming reception room that flows seamlessly into an extended modern fitted kitchen, creating an open-plan environment perfect for entertaining or family gatherings. With five spacious bedrooms, this property is ideal for families or those seeking extra space. Two wellappointed 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.







