



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



PINK PLAN

Floor plans produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest standard of measurement, measurements, doorways, room sizes and overall room areas are given as a guide and no guarantee is given against 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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Council: Epping Forest | Council Tax Band: D | Floor Area: 1453.00 sq ft

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 69                      | 82        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |



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.

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

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



Request a Viewing: **0208 504 2222**

Email: **buckhursthill@wearechurchills.co.uk**



£725,000 - £750,000. 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.

