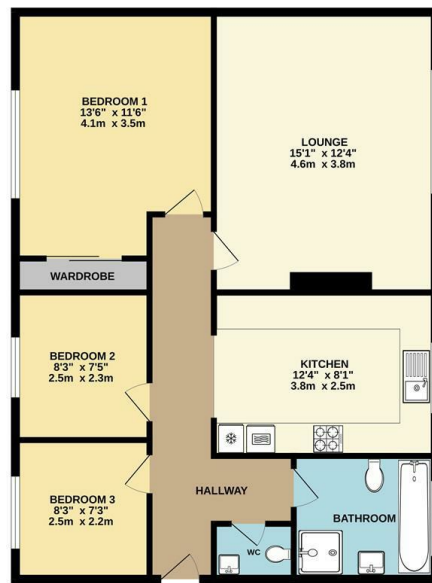


FIRST FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 764sq.ft. (71.0 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floor area, measurements of doors, windows, terraces and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The actual floor area may vary from the floor area shown on this plan and is subject to the final survey and/or measurement. Please contact the agent for more information.

Council: Epping Forest | Council Tax Band: D | Floor Area: 764.00 sq ft

**CHURCHILL**  
estates

Dalefield, Buckhurst Hill, IG9 5QT  
 Asking Price £500,000 Leasehold - Share of Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1



CHURCHILL  
estates

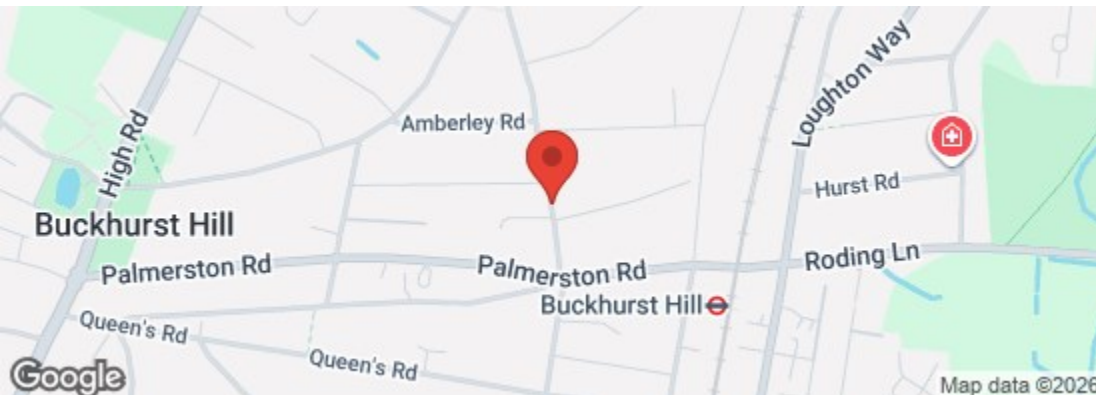
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Request a Viewing: **0208 504 2222**

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

**CHURCHILL**  
estates

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.

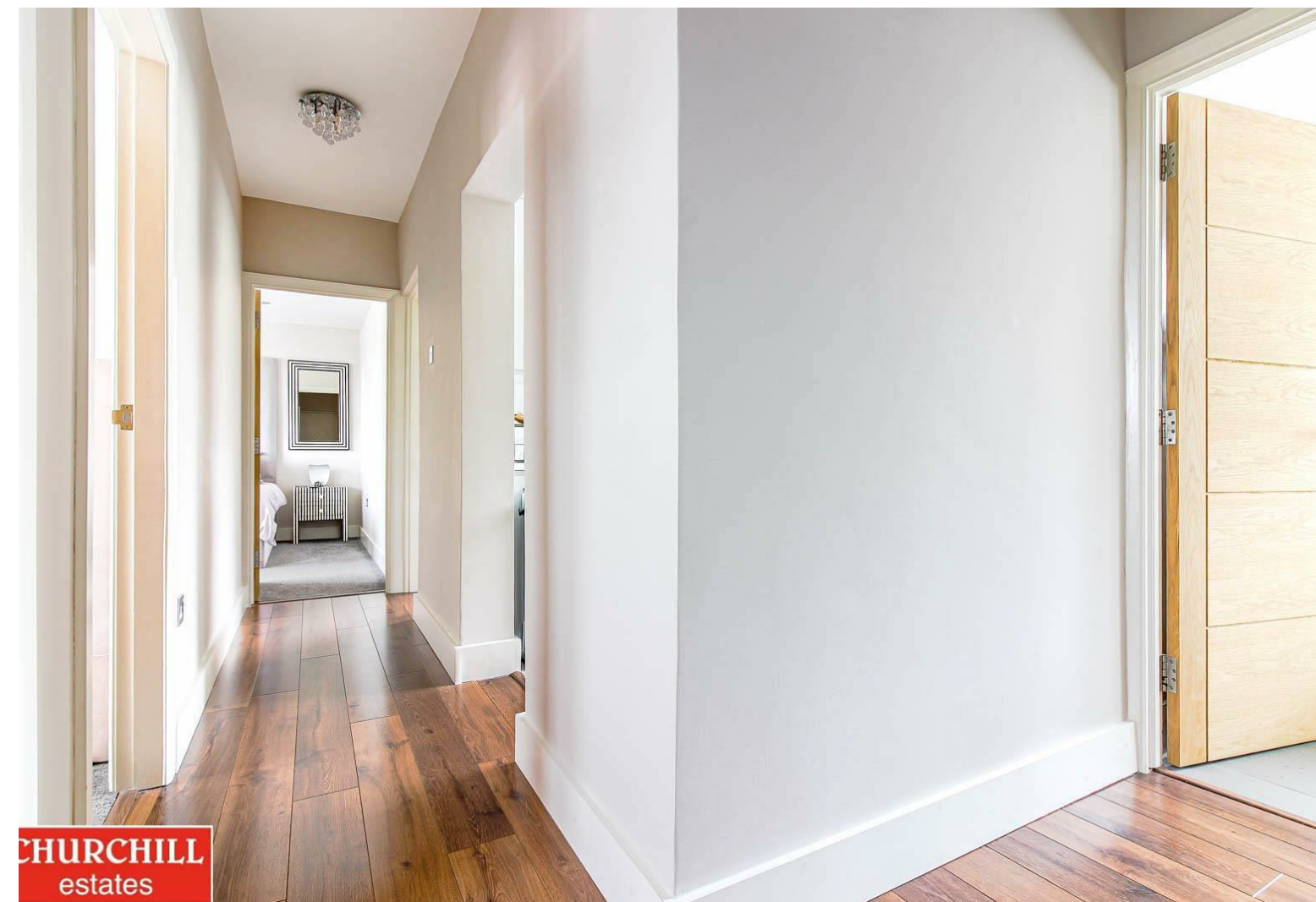




CHURCHILL  
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CHURCHILL  
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Set on the desirable Roebuck Lane and located within easy reach of Buckhurst Hill's vibrant High street is this beautifully presented three-bedroom first floor apartment. You are just a few minutes walk from Queens Road, offering an array of independent boutiques, restaurants, bars and shopping alike. A further few minutes' walk, and you will arrive at Buckhurst Hill Station with its frequent service on the Central Line providing convenient access to Central London and the West End. If countryside walks appeal, you will find Linders field just a short walk away, where you can enjoy open greenery and forest walks.

Upon entering, you'll be greeted by a light and spacious entrance hall, leading to a commodious open-plan living/dining area which is perfect for entertaining and benefits from a trendy media wall complete with a built-in electric fire. The modern fitted kitchen offers plenty of storage, worktop space and features high-end, high gloss units topped with Quartz worktops along with a Bosch oven and induction hob. The three bedrooms are accessed via the entrance hall. The master bedroom features plenty of built-in wardrobe space. The second and third bedrooms are both similar in size. Further benefits include a generous family bathroom offering both a bath and separate shower and an additional separate WC.

Externally, there are well-maintained communal gardens for you to enjoy. There is an off-street allocated parking space towards the back of the development and a garage en bloc. This property is being offered with a share of the freehold and with no onward chain.

Pursuant to the Estate Agency Act 1979 Section 21, we confirm that the owner of this property is an employee of Churchill estates.

