



**CHURCHILL**  
estates



# Hornbeam Road, Buckhurst Hill

Asking Price £235,000

Tenure: Leasehold - Share of Freehold

Floor Area: 491.00 sq ft


Local Authority: Epping Forest

Council Tax Band: B

Bedrooms : 2

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	54	55
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



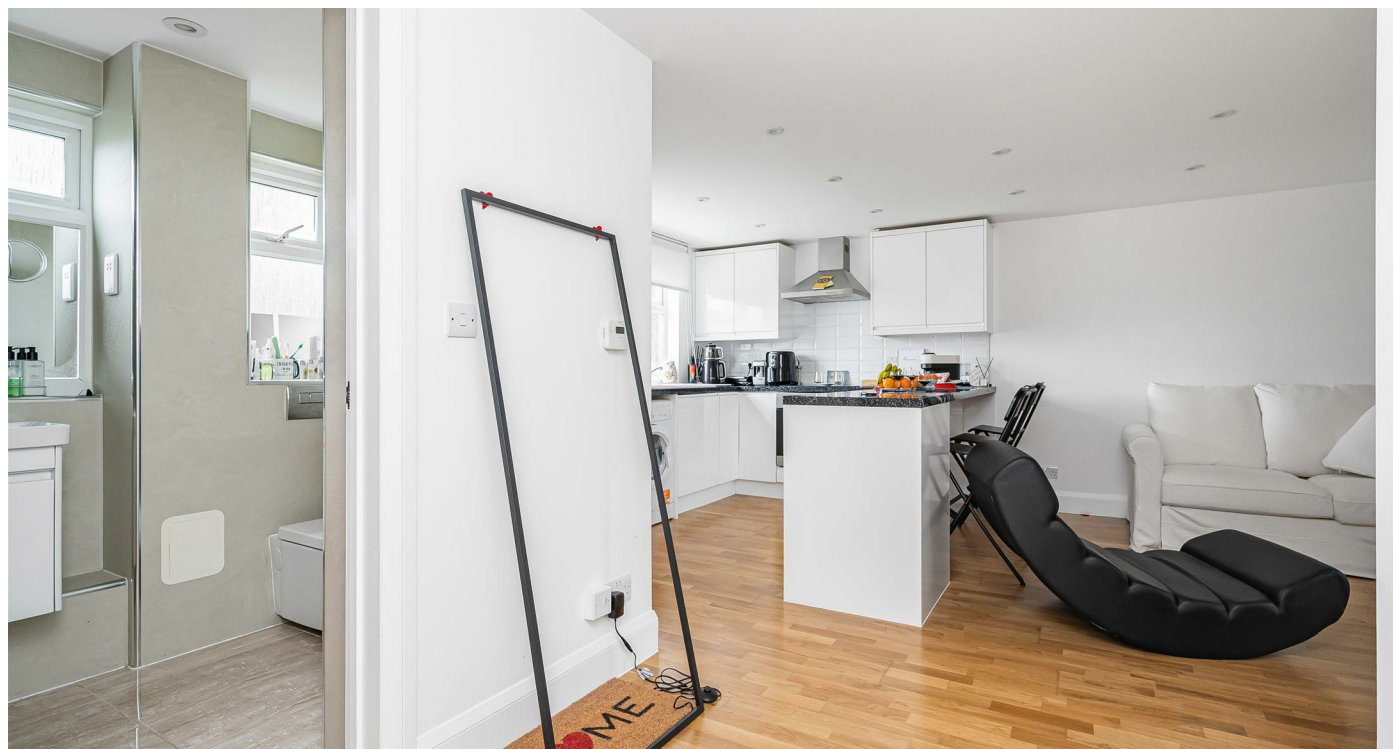








This charming first-floor apartment offers a perfect blend of modern living and convenience. The property features two well-proportioned bedrooms, a welcoming reception room, and a contemporary bathroom, making it an ideal choice for couples or first time buyers. The apartment is thoughtfully designed and modern throughout, ensuring a comfortable and stylish living environment. Residents will appreciate the added benefits of a private garage and resident parking. Location is key, and this property does not disappoint. It is well-connected, with the Roding Valley and Buckhurst Hill Central Line stations just moments away, making commuting to London and beyond a breeze. Additionally, a variety of local amenities are within easy reach, ensuring that daily necessities are never far from hand. For those who enjoy the outdoors, the nearby Epping Forest and playing fields offer ample opportunities for leisurely walks, picnics, and recreational activities. This apartment comes with a share of freehold, which is a significant advantage, along with a long lease and low service charges, making it a financially sound investment.



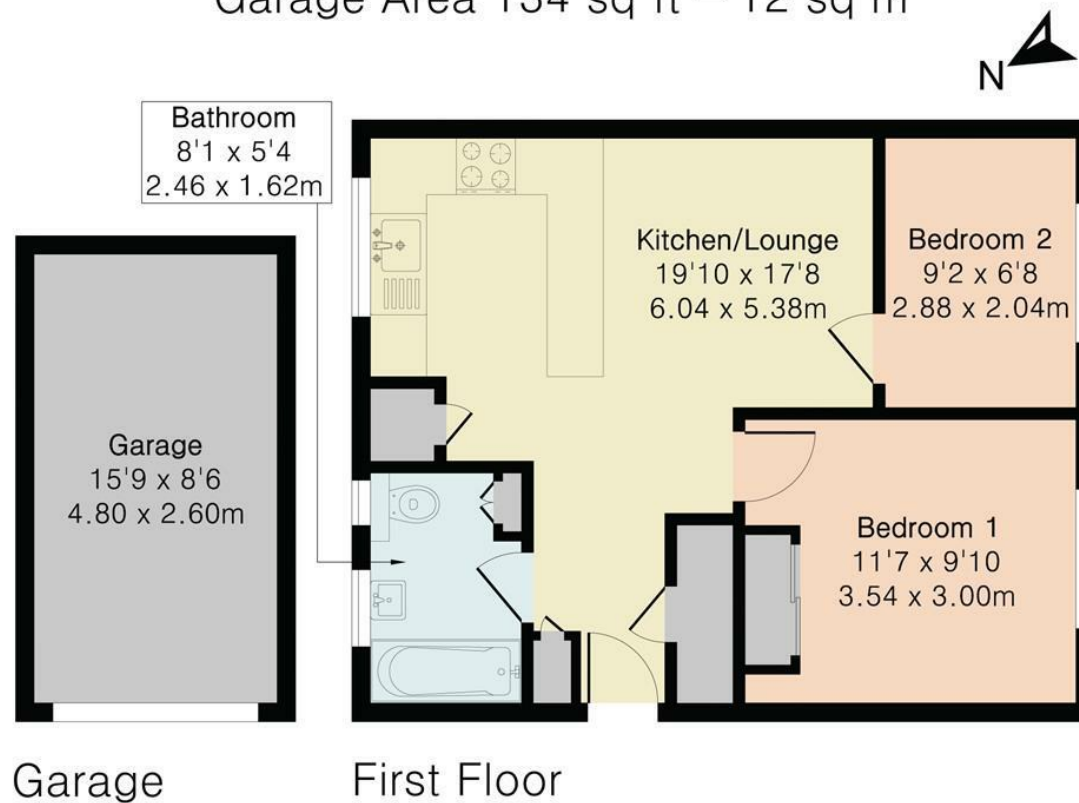






**Approximate Gross Internal Area 491 sq ft - 46 sq m  
(Excluding Garage)**

Garage Area 134 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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