



TOTAL FLOOR AREA - 1205sq.ft. (111.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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Council: Epping Forest | Council Tax Band: E | Floor Area: 1205.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>68</b>
(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**  
estates



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Buckhurst Way, Buckhurst Hill, IG9 6HP  
Price Guide £750,000 Freehold

Bedrooms: 4 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 504 2222** Email: **buckhursthill@wearechurchills.co.uk**





£750,000

This delightful mid-terraced house, built in the 1930s, offers a perfect blend of character and modern living. Just 0.5 miles from Buckhurst Hill Central Line, making it a convenient choice for commuters. Families will appreciate the highly rated schools within walking distance, as well as a variety of local amenities nearby.

Upon entering, you are welcomed into a spacious lounge that exudes warmth and comfort. The ground floor also features a practical utility room and a separate cloakroom, enhancing the home's functionality. The rear extension has transformed the space into a stunning open-plan kitchen and dining area, where the fully fitted kitchen boasts a central island with a gas hob, perfect for both cooking and entertaining. The first floor comprises two generous double bedrooms, alongside a single bedroom that can easily serve as an office or nursery, catering to the diverse needs of modern family life. The family bathroom is conveniently located to serve all bedrooms. Additionally, the property benefits from a loft conversion, providing an extra bedroom with breathtaking views, ideal for relaxation or as a private retreat. Externally, the front of the house offers off-street parking for two vehicles. The rear garden is a good size, featuring a decking area that invites outdoor enjoyment, whether for family gatherings or quiet evenings.

This property is a wonderful opportunity for those seeking a family home in a desirable location, combining space, style, and convenience.

