



CHURCHILL
estates



Roding View, Buckhurst Hill

Guide Price £650,000

Tenure : Freehold

Floor Area : 1165.00 sq ft

Local Authority : Epping Forest

Council Tax Band : E

Bedrooms : 3

Receptions : 2

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



Churchill Estates are pleased to offer for sale this attractive three-bedroom semi-detached 1930s home, situated on Roding View, one of Buckhurst Hill's many desirable residential roads.

The property is ideally located just a short walk from Buckhurst Hill Central Line station and Queens Road, where you will find an excellent selection of restaurants, bars, cafés and the ever-popular Waitrose supermarket.

Internally, the ground floor comprises a welcoming front reception room, complete with a bay window which floods the room with natural light, and a feature fireplace. To the rear, the kitchen has been extended to create a spacious open-plan area, providing ample room for dining and additional living space. From here, doors open directly onto the west-facing rear garden, which features mature borders, a patio area and an expansive lawn. Completing the ground floor is a convenient downstairs WC.

To the first floor, there are three well-proportioned bedrooms and a family bathroom.

Further benefits include excellent potential to extend, subject to the necessary planning permissions, a separate garage accessed via shared side access, and the property is offered for sale with no onward chain.







- Guide Price £650,000 - £675,000

- Three bedrooms

- Garage

- West facing garden

- No onward chain

- Semi-detached

- Rear extended

- Short walk to Buckhurst Hill Central Line Station & Queens Road amenities

- Downstairs WC

- Potential to extend further STPP



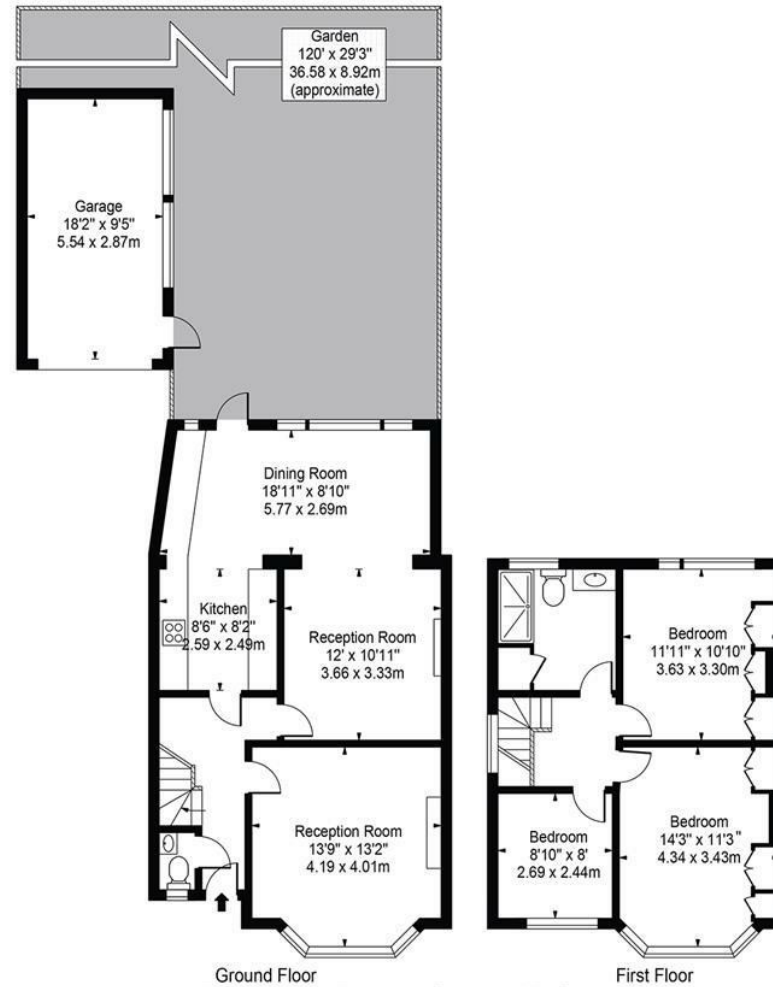


Roding View

Approx. Gross Internal Area 1165 Sq Ft - 108.23 Sq M

(Excluding Garage)

Approx. Gross Internal Area Of Garage 173 Sq Ft - 16.07 Sq M



Ground Floor

First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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To view call **0208 504 2222**

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