



CHURCHILL
estates



Roebuck Lane, Buckhurst Hill

Guide Price £800,000

Bedrooms: 3 | **Receptions:** 2 | **Bathrooms:** 1

Tenure: Freehold

Floor Area: 0.00 sq ft

Local Authority: Epping Forest

Council Tax Band: F



- Guide Price £800,000 - £825,000
- Sought after location
- Semi-detached family home
- Off-street parking for multiple vehicles
- West facing garden
- Potential to extend STPP
- Short walk to Buckhurst Hill central line station & Queens Road amenities
- Downstairs WC
- Chain free
- Lean to & separate garage



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Situated on the highly sought-after Roebuck Lane in Buckhurst Hill, this three-bedroom semi-detached family home is being offered CHAIN FREE and presents an excellent opportunity for a new owner to make it their own. The property provides well-proportioned accommodation throughout, with further potential to extend, subject to the necessary planning permissions.

The ground floor comprises two good-sized reception rooms, with the front reception benefiting from a bay window and double doors leading through to the second reception room. The rear reception can also be accessed independently from the entrance hall. There is a downstairs WC and a good-sized kitchen, which provides access to a lean-to. On the first floor are three bedrooms, comprising two doubles and a single, along with a generously sized family bathroom.

Externally, the property benefits from a well-maintained rear garden with a westerly aspect, providing afternoon and evening sunshine. To the front, there is off-street parking for multiple vehicles, along with a separate garage positioned to the side of the property, set back from the main frontage.

Roebuck Lane is conveniently positioned for Buckhurst Hill Central Line station and the amenities along Queens Road, which include a range of restaurants, bars, independent retailers and Waitrose supermarket. There are also a number of green spaces nearby, along with a selection of well-regarded state and private schools, making the area particularly appealing to families.





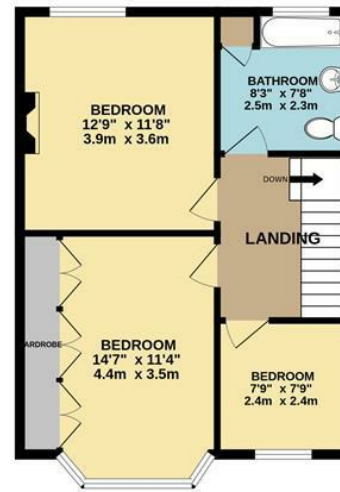




GROUND FLOOR



1ST FLOOR



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 operability or efficiency can be given.
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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	

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To view call **0208 504 2222**

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