
CHURCHILL
estates





Dalefield, Roebuck Lane

Guide Price £425,000

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

Tenure: Leasehold - Share of Freehold

Floor Area: 764.00 sq ft

Local Authority: Epping Forest

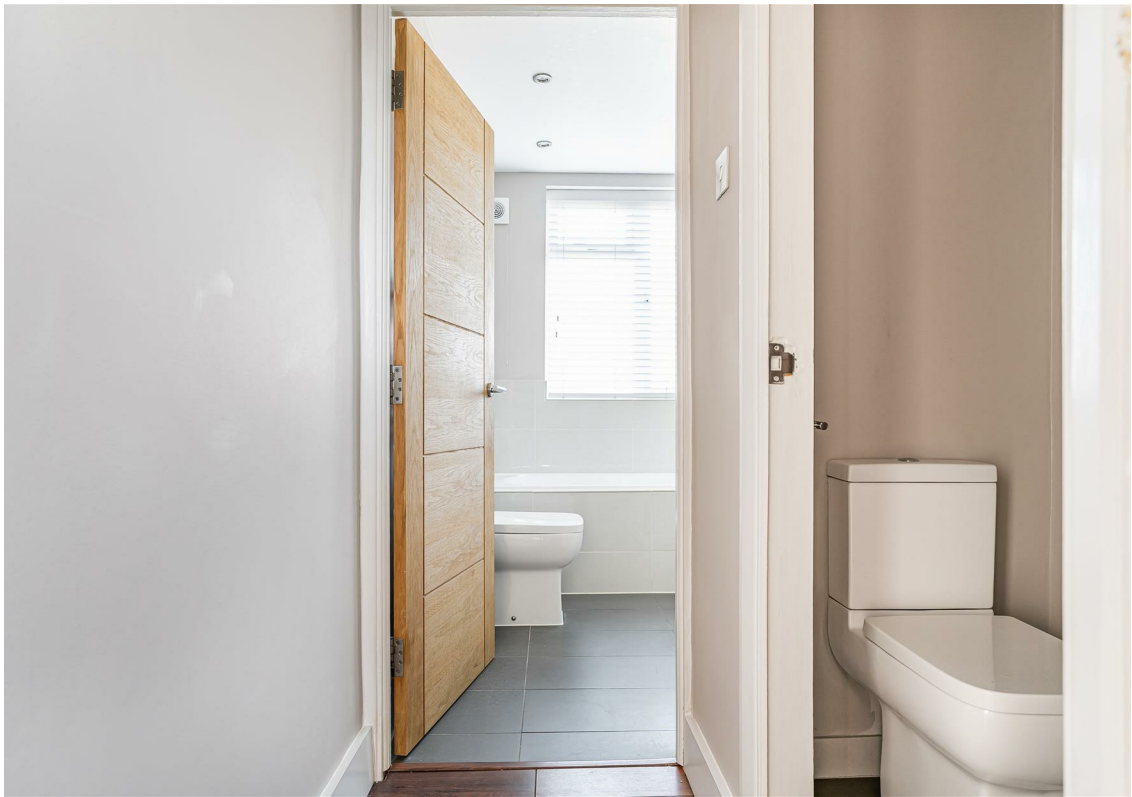
Council Tax Band: D

- High Specification
- Modern Kitchen
- Modern Bathroom
- Close To Tube
- Allocated Parking
- Great Location
- Communal Gardens
- Chain Free
- Garage
- Share of Freehold









GUIDE PRICE £425,000 - £450,000

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. 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.



















BOSCH

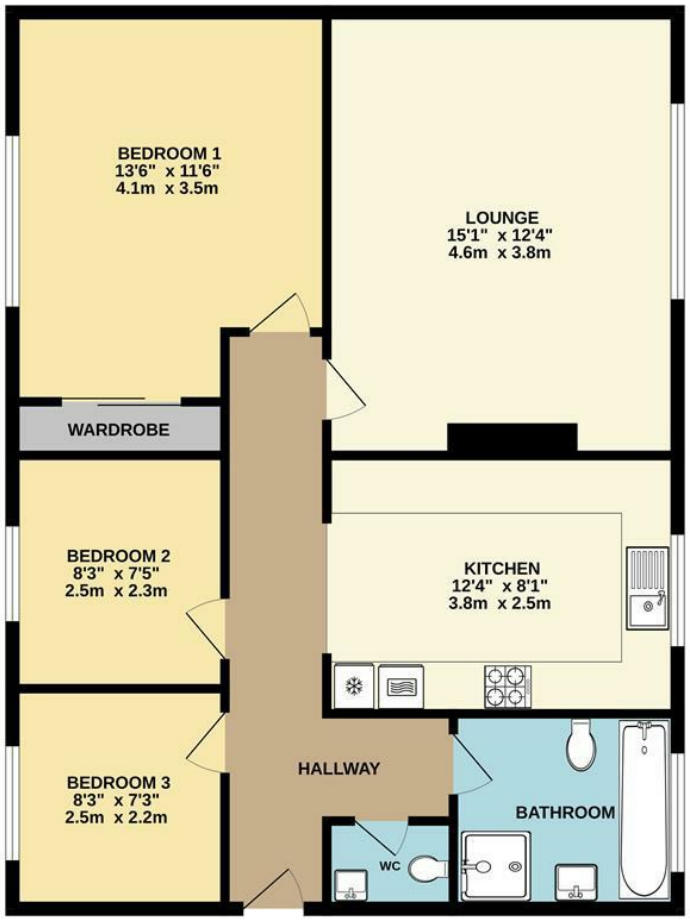








FIRST FLOOR
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 764sq.ft. (71.0 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 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	80	80
(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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