



Approximate Gross Internal Area 1372 sq ft - 127 sq m  
(Excluding Garage)  
Ground Floor Area 691 sq ft – 64 sq m  
First Floor Area 681 sq ft – 63 sq m  
Garage Area 239 sq ft – 22 sq m



Council: Redbridge | Council Tax Band: G | Floor Area: 1372.00 sq ft

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	



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.

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Bancroft Avenue, Buckhurst Hill, IG9 5JW  
Asking Price £875,000 Freehold

Bedrooms: 4 | Reception Rooms: 1 | Bathrooms: 2



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





Located in a sought-after area of Buckhurst Hill and positioned on a quiet cul-de-sac is this rarely available four-bedroom detached home, perfect for those seeking an excellent opportunity to put their own stamp on to create a perfect family abode.

Internally, the ground floor of the property features a large kitchen area. From here you have an external door leading to the side access. The sizeable reception to the rear benefits from being extended, offering extra space for a dining area. Doors lead out to the well-maintained garden, boasting a patio, mature shrub borders and a western aspect. The first floor comprises four spacious bedrooms and a family bathroom. Further benefits include a convenient downstairs shower room, off-street parking, double length garage, potential to extend STPP and is being offered chain free.

You are conveniently positioned for the area's excellent range of state and independent schools, as well as also being just a short walk from Bancrofts School. Both Buckhurst Hill Central Line and Chingford Mainline Stations, offering direct access to the City and West End, are within easy reach. The vibrant Queens Road's boutique shops, cafes, restaurants and Waitrose Supermarket are also located nearby.

