



CHURCHILL
estates

Bancroft Avenue, Buckhurst Hill

Offers In Excess Of
£850,000

Tenure : Freehold

Floor Area : 1372.00 sq ft

Local Authority : Redbridge

Council Tax Band : G

Bedrooms : 4

Receptions : 1

Bathrooms : 2



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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.

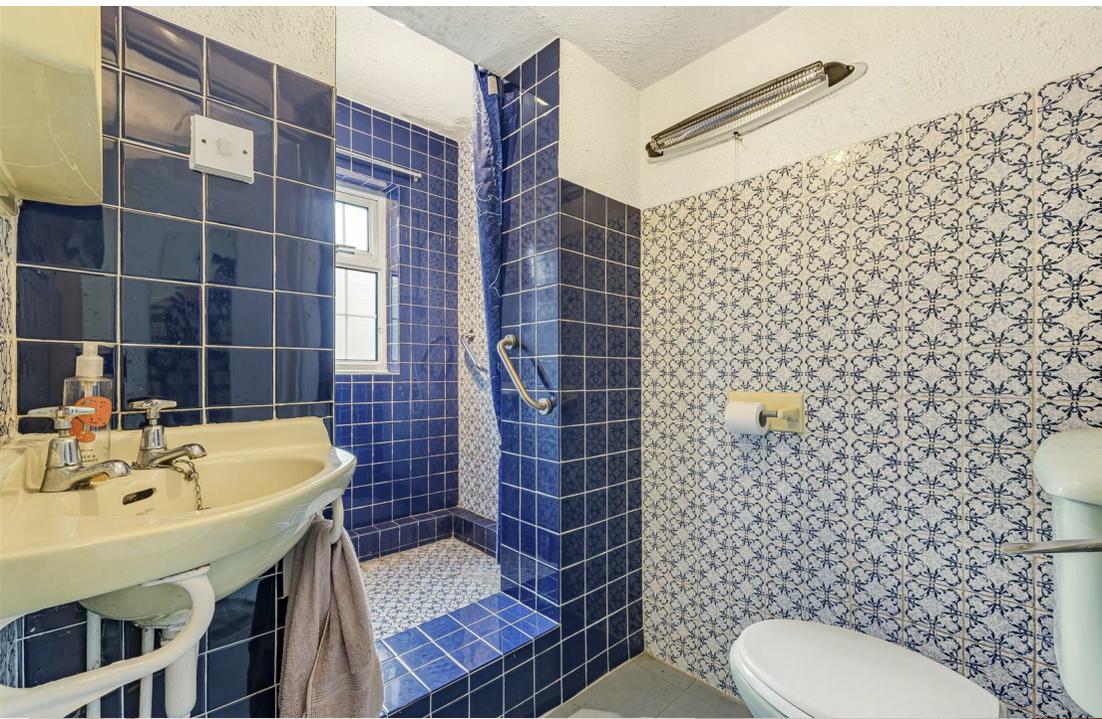
Internally, the ground floor of the property features a large kitchen area. From here you have an external door leading to the side access. The sizeable reception to the rear benefits from being extended, offering extra space for a dining area. Doors lead out to the well-maintained garden, boasting a 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.







- Four Bedrooms
- West Facing Rear Garden
- Double Length Garage & Off Street Parking
- Potential to Extend STPP
- Queens Road Amenities Located Nearby
- Detached
- Chain Free
- Extended Reception Room
- Buckhurst Hill & Chingford Stations Nearby
- Cul-De-Sac Location





**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



Email buckhursthill@wearechurchills.co.uk

To view call **0208 504 2222**

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