



CHURCHILL
estates



Forest Edge, Buckhurst Hill

Price Guide £825,000

Tenure : Freehold

Floor Area : 1415.00 sq ft

Local Authority : Epping Forest

Council Tax Band : F

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	



£825,000-£850,000

Welcome to this charming, three bedroom semi-detached home in a sought after location of Buckhurst Hill.

On the ground floor, you will find two spacious reception rooms that create an inviting atmosphere for family gatherings and entertaining guests. The fully fitted kitchen seamlessly connects to a bright conservatory, which overlooks the extensive rear garden. A separate toilet/utility space adds to the convenience of modern day living. The large rear garden is ideal for hosting summer barbecues or simply enjoying the tranquillity of your surroundings. Additionally, the property benefits from side access and an integral garage. With off-street parking available for multiple cars, this property is not only practical but also a wonderful opportunity for those seeking a family home in a well-connected and picturesque setting. As you ascend to the first floor, you will find three generously sized bedrooms, each thoughtfully equipped with wardrobe space to accommodate your storage needs. The family bathroom is conveniently located, ensuring ease of access for all members of the household.

The location is superb, with a mere 15-minute walk to Buckhurst Hill Central Line station and a quick 4-minute stroll to Roding Valley station, ensuring excellent transport links for commuters. The vibrant amenities on Station Way, including shops, restaurants, and boutiques, are just a stone's throw away, while further options can be found on Queens Road, including a Waitrose supermarket. For families, the area boasts highly rated schools and is surrounded by beautiful green spaces, such as Knighton Woods and Luxborough Lakes, perfect for leisurely walks and outdoor activities.







- Chain free
- Two reception rooms
- 131ft rear garden
- Side access
- Excellent public transport links nearby
- Three double bedrooms
- Ground floor wc
- Off street parking
- Amenities nearby on Station Way and Queens Road
- Integral garage

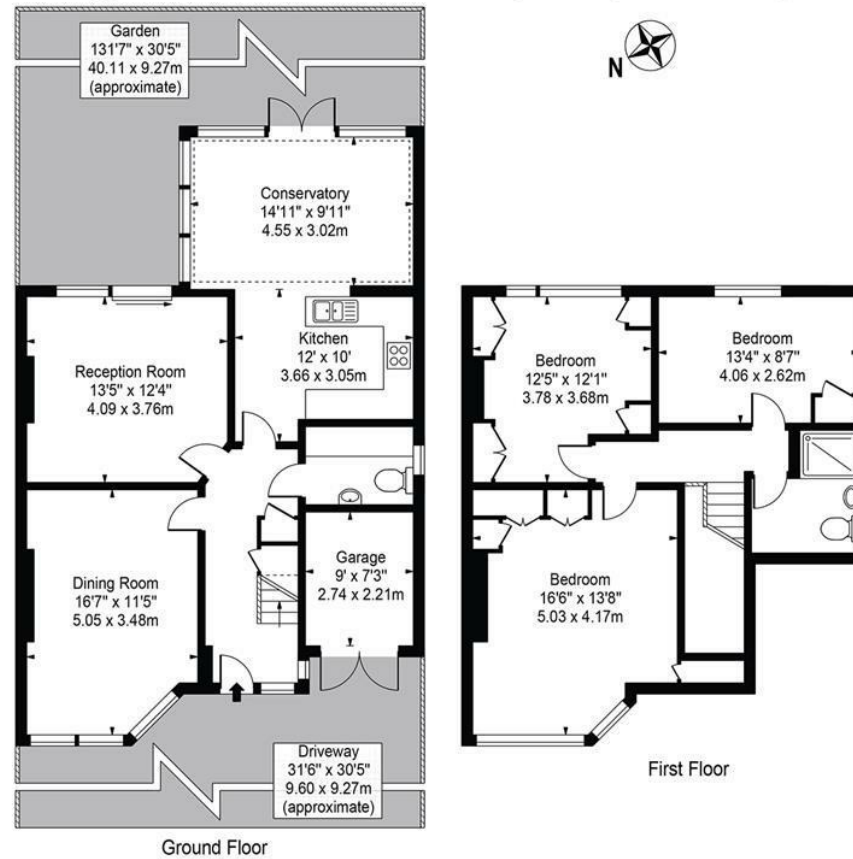




Forest Edge

Approx. Gross Internal Area 1415 Sq Ft - 131.46 Sq M
(Excluding Garage)

Approx. Gross Internal Area Of Garage 65 Sq Ft - 6.04 Sq M



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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