



CHURCHILL
estates



Wimborne Close, Buckhurst Hill

£700,000

Tenure : Freehold

Floor Area : 1029.00 sq ft

Local Authority :

Council Tax Band : E

Bedrooms : 3

Receptions : 2

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(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



Positioned on one of Buckhurst Hill's most desirable roads, Wimborne Close is located just a few minutes walk from the charming Queens Road where you will find everything you need with its cafe's, restaurants, independent retailers & Central Line Station, giving you easy access into Central London and the vibrant West End.

This traditional bay fronted semi-detached property offers two reception rooms, kitchen/dining area, along with a good-sized lounge providing ample space for both relaxing and entertaining. The second reception room offers flexibility and could be used as a dining room, playroom or home office, depending on your needs. The property also benefits from a rear extension, providing the additional living space. To the first floor, there are three good sized bedrooms plus family bathroom.

Externally, the property benefits from having off-street parking plus garage and a mature private rear garden.

The location is ideal for commuters, with Buckhurst Hill Central Line station approximately a 10-minute walk away. A range of local shops, restaurants, schools and other amenities are also conveniently located.

Don't miss the opportunity to acquire a well-proportioned family home in this popular location, offering versatile accommodation, off-street parking and a garage, while being conveniently positioned for excellent transport links and a range of local amenities.







- Three bedroom
- Off-street parking
- Cul-de sac
- Highly rated schools
- Open plan kitchen/Dining area
- Semi-detached
- Garage
- Local amenities nearby
- Close to Buckhurst Hill Central Line Station



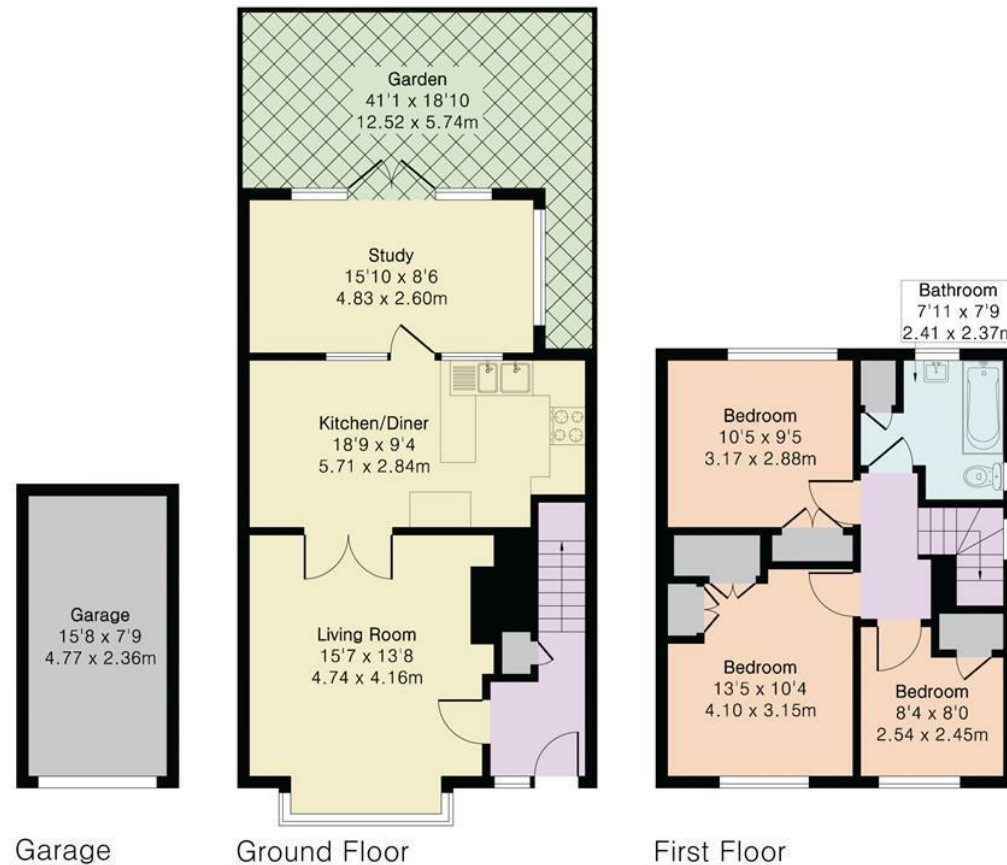


**Approximate Gross Internal Area 1029 sq ft - 95 sq m
(Excluding Garage)**

Ground Floor Area 594 sq ft – 55 sq m

First Floor Area 435 sq ft – 40 sq m

Garage Area 121 sq ft – 11 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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