

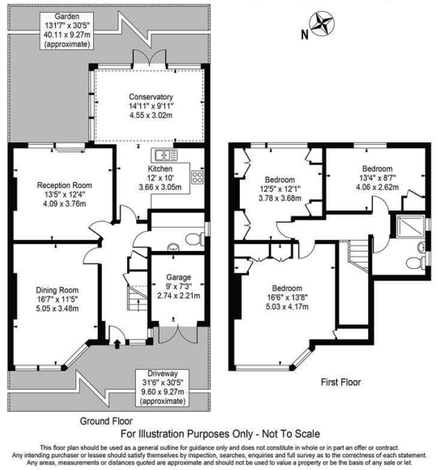


Forest Edge

Approx. Gross Internal Area 1415 Sq Ft - 131.46 Sq M

(Excluding Garage)

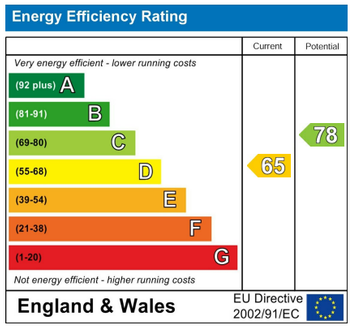
Approx. Gross Internal Area Of Garage 65 Sq Ft - 6.04 Sq M




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.

Council: Epping Forest | Council Tax Band: F | Floor Area: 1415.00 sq ft







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.

CHURCHILL estates



CHURCHILL estates

# Forest Edge, Buckhurst Hill, IG9 5AE

## Asking Price £775,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1





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












Welcome to this lovely three-bedroom semi-detached home, situated in a popular area of Buckhurst Hill. The ground floor offers two good-sized reception rooms, providing plenty of space for family life and entertaining. The fitted kitchen leads through to a bright conservatory, which looks out onto the generous rear garden. There is also a separate WC/utility area for added convenience. The rear garden is a real highlight, offering plenty of space for outdoor dining, summer barbecues or simply relaxing. The property also benefits from side access, an integral garage and off-street parking for several cars. Upstairs, there are three well-proportioned bedrooms, two with built-in wardrobe space, along with a family bathroom. The location is particularly convenient, with Buckhurst Hill & Woodford Central Line station approximately 15-minute walk away and Roding Valley station just a four-minute walk from the property. The shops, restaurants and boutiques along Station Way are close by, while Queens Road offers further amenities, including a Waitrose supermarket. Families are also well catered for, with a number of well-regarded schools nearby, as well as plenty of green space to enjoy. Knighton Woods and Luxborough Lakes are both within easy reach and are ideal for walks and getting outdoors. Overall, this is a well-located family home with generous living space, a good-sized garden and excellent transport links.