



## 44 Alfred Road, Buckhurst Hill, Essex, IG9 6DP

**Asking price £650,000**

Edward Taub are proud to offer for sale this delightful end-terrace house on Alfred Road offers a perfect blend of period character and modern living. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a comfortable home.

Upon entering via an enclosed porch, you are welcomed into a spacious reception room that exudes warmth and charm, providing an inviting space for relaxation or entertaining guests. The layout is thoughtfully designed to maximize the use of space, ensuring a homely atmosphere throughout.

The property features a well-appointed bathroom, catering to all your daily needs with ease. The period architecture adds a unique touch, showcasing the history and elegance of the home, while still allowing for contemporary updates that enhance comfort and functionality.

Situated in a desirable location, residents can enjoy the benefits of local amenities, including shops, parks, and excellent transport links, making it easy to explore the surrounding areas. Buckhurst Hill is known for its friendly community and picturesque surroundings, providing a lovely environment for both relaxation and recreation.

This end-terrace house on Alfred Road presents a wonderful opportunity for those looking to settle in a vibrant and welcoming neighbourhood. With its charming features and convenient location, it is a property not to be missed.

**Buckhurst Hill Office**  
62-64 Queens Road  
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IG9 5BY

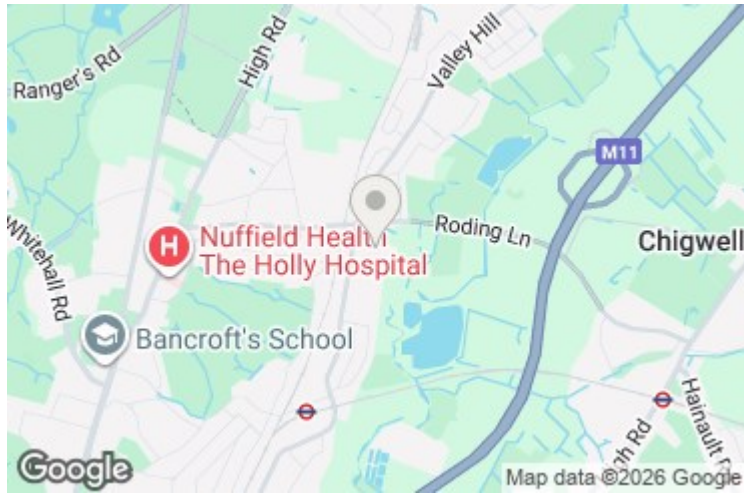
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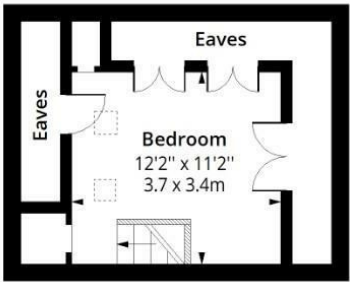
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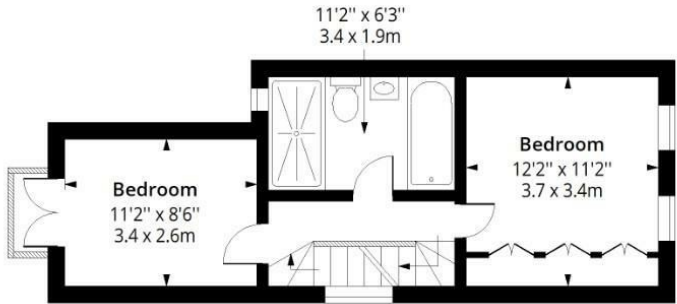


# Alfred Road, IG9

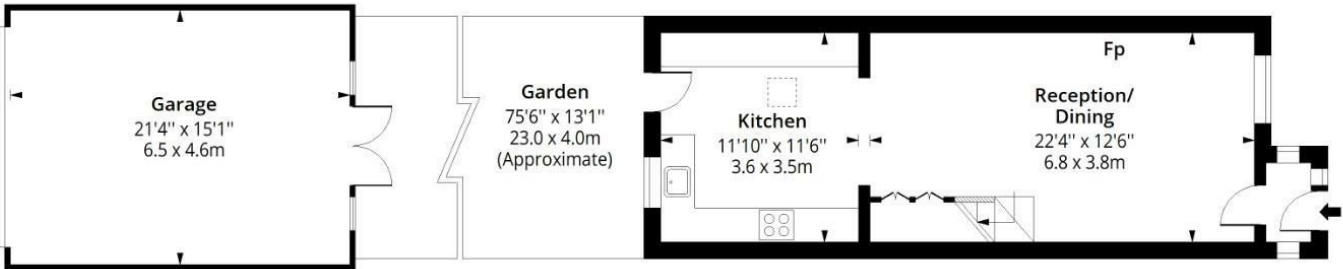
Approx. Gross Internal Area 958 Sq Ft - 89.00 Sq M  
Approx. Gross Garage Area 291 Sq Ft - 27.03 Sq M  
Approx. Gross Eaves Storage Area 81 Sq Ft - 7.52 Sq M



**Second Floor**  
Floor Area 149 Sq Ft - 13.84 Sq M  
(Excluding Eaves Storage)



**First Floor**  
Floor Area 376 Sq Ft - 34.93 Sq M

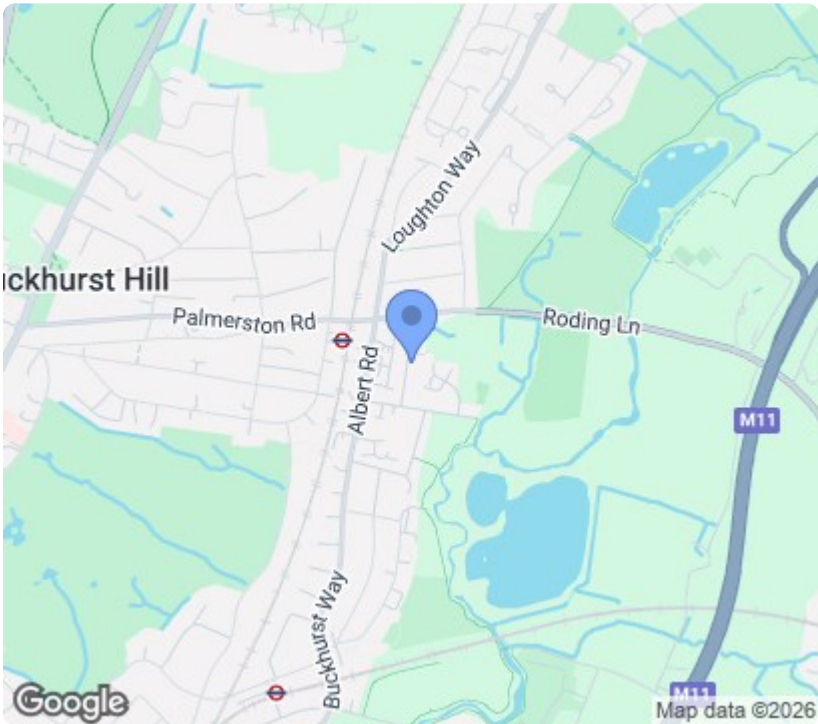


**Ground Floor**  
Floor Area 433 Sq Ft - 40.23 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 19/1/2026



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	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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