



CHURCHILL
estates

Chestnut Avenue, Buckhurst Hill

Price Guide £700,000

Tenure: Freehold

Floor Area: 1126.00 sq ft

Local Authority: Epping Forest

Council Tax Band: D

Bedrooms : 4

Receptions : 2

Bathrooms : 2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





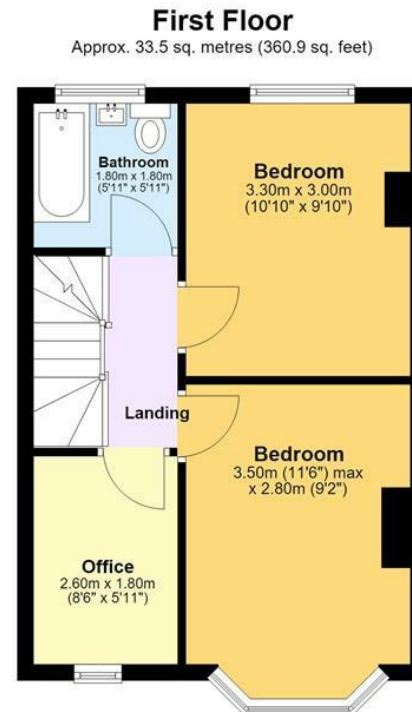
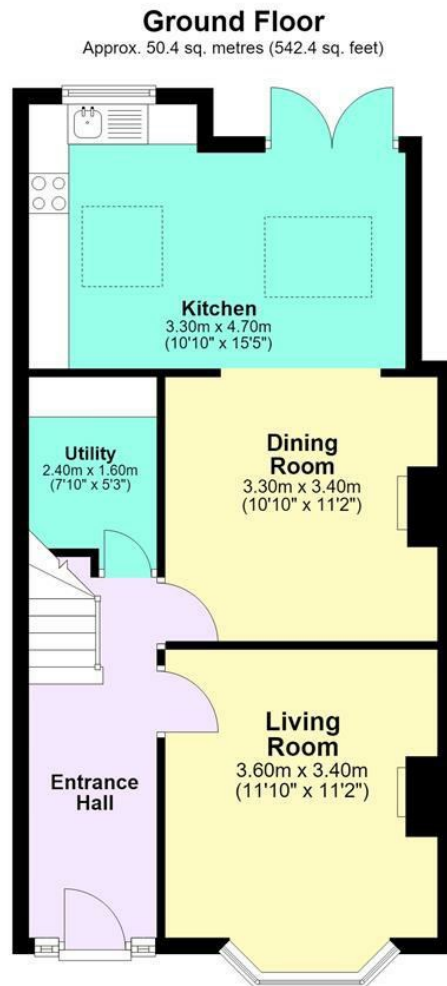


£700,000 - £725,000

Nestled on the charming Chestnut Avenue in Buckhurst Hill, this delightful four-bedroom house offers a perfect blend of comfort and modern living. Upon entering, you are greeted by two inviting reception rooms, one featuring a cosy gas fire, ideal for those chilly evenings. The heart of the home is the extended kitchen and dining area, which boasts ample cupboard space and impressive vaulted ceilings that create a sense of openness and allow natural light to flood the room. Additionally, a separate utility room and convenient understair storage enhance the practicality of this lovely home. On the first floor, you will discover two spacious double bedrooms, alongside a versatile single room that can serve as a nursery or a home office. The family bathroom completes this level, providing essential amenities for family living. The loft has been thoughtfully converted into a fourth bedroom, which features its own shower ensuite, Velux windows, and eaves storage. Externally, the property offers off-street parking at the front, with additional street parking available. The rear garden is a private, low-maintenance oasis, complete with a patio area, perfect for outdoor entertaining or simply enjoying the fresh air. The location is superb, just a ten-minute walk from Buckhurst Hill's Central Line station, with bus links conveniently located on the street behind. Residents will also appreciate the abundance of amenities on Queens Road and the proximity to lush green spaces, including Knighton Woods and Epping Forest. The area is also well served by a selection of local schools, making the property an appealing choice for families with children. This home truly encapsulates the essence of comfortable living in a vibrant community, combining generous living accommodation, convenient transport links, local amenities, nearby schools and access to beautiful green spaces.







Total area: approx. 104.6 sq. metres (1126.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Chestnut Avenue

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To view call **0208 504 2222**