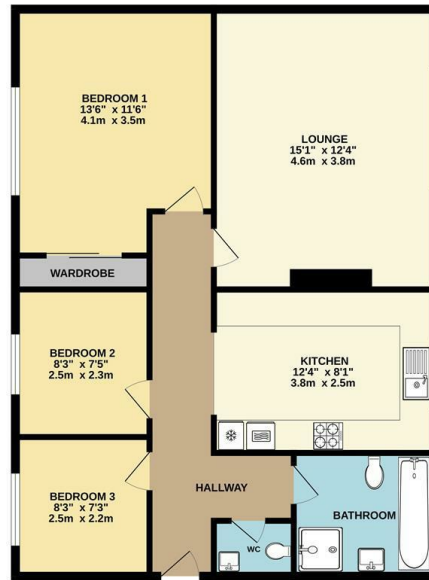




FIRST FLOOR
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 764sq.ft. (71.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. The actual layout and dimensions may vary from those shown and no guarantee is made as to their accuracy or efficiency can be given. [View and Enquire \(2023\)](#)

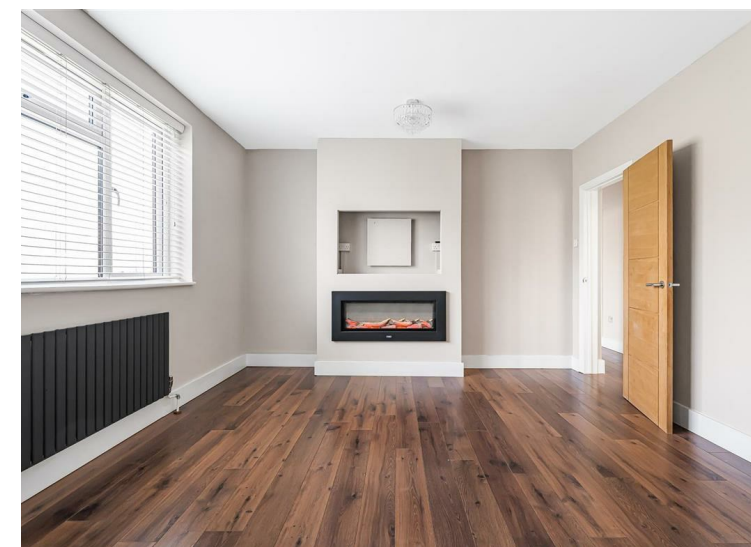
Council: Epping Forest | Council Tax Band: D | Floor Area: 764.00 sq ft



CHURCHILL
estates

Dalefield, Buckhurst Hill, IG9 5QT
£2,000 Per Month

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

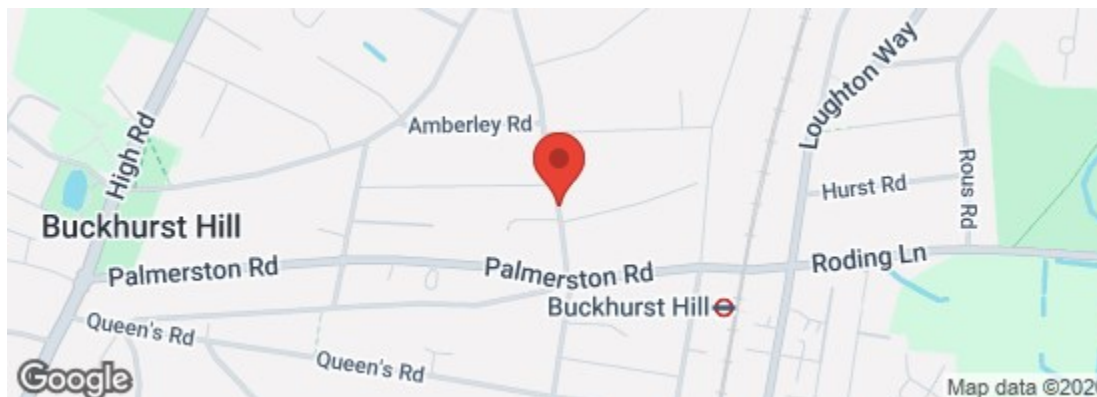


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales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



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.



Situated on the desirable Roebuck Lane and located within easy reach of Buckhurst Hill's central line station is this beautifully presented three-bedroom first floor apartment. The modern fitted kitchen offers plenty of storage, worktop space and features high-end, high gloss units topped with Quartz worktops along with a Bosch oven and induction hob, washing machine, dish washer and fridge/freezer. The master bedroom features plenty of built-in wardrobe space. The second and third bedrooms are both similar in size. Further benefits include a generous family bathroom offering both a bath and separate shower and an additional separate WC. Externally, there are well-maintained communal gardens and an off-street allocated parking space towards the back of the property. The property is offered unfurnished and is available for immediate occupation.

Pursuant to the Estate Agency Act 1979 Section 21, we confirm that the owner of this property is an employee of Churchill estates.

