



CHURCHILL
estates



Loughton Way, Buckhurst Hill

Guide Price £725,000

Tenure : Freehold

Floor Area : 1578.00 sq ft

Local Authority : Epping Forest

Council Tax Band : E

Bedrooms : 4

Receptions : 3

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(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	



GUIDE PRICE £725,000 - £750,000

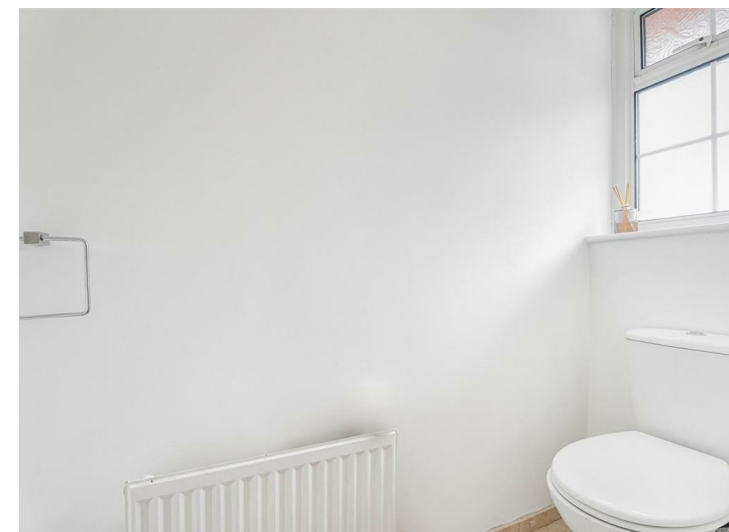
Situated in a sought-after part of Buckhurst Hill, Loughton Way is this substantial four-bedroom semi-detached family home offering around 1,500 sq. ft. of well-planned living accommodation. The property has been extended over the years to create a versatile and spacious home, ideal for modern family life. On the ground floor there are three reception rooms, providing plenty of space for both everyday living and entertaining. The fitted kitchen opens through to a bright conservatory, which enjoys lovely views over the impressive west-facing rear garden extending to approximately 100ft.

Upstairs, there are four good-sized bedrooms along with a well-appointed family bathroom featuring a freestanding bath and separate shower. A ground floor WC adds further convenience.

To the front, the property benefits from off-street parking for several vehicles, something always in demand in this location.

Loughton Way is perfectly positioned within easy walking distance of Buckhurst Hill Central Line station, offering straightforward access into the City and West End. The popular shops, cafés and restaurants on Queens Road are also close by, as are excellent local schools and the beautiful forest walks that make Buckhurst Hill such a desirable place to live.

A fantastic family home in a prime location with the added benefit of being offered with NO ONWARD CHAIN.







- Guide Price £725,000 - £750,000
- Expansive West facing garden
- Downstairs WC
- Located just a short walk to Queens Road amenities & Buckhurst Hill Central Line Station
- Three reception rooms
- Extended Semi-detached family home
- Four bedrooms
- No onward chain
- Off street parking for multiple vehicles
- Excellent local schools and beautiful forest walks located nearby





Approximate Gross Internal Area 1578 sq ft - 146 sq m

Ground Floor Area 1003 sq ft – 93 sq m

First Floor Area 575 sq ft – 53 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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