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# Dene Road, Buckhurst Hill

Guide Price £575,000

Tenure : Freehold

Floor Area : 988.00 sq ft

Local Authority : Epping Forest

Council Tax Band : E

Bedrooms : 3

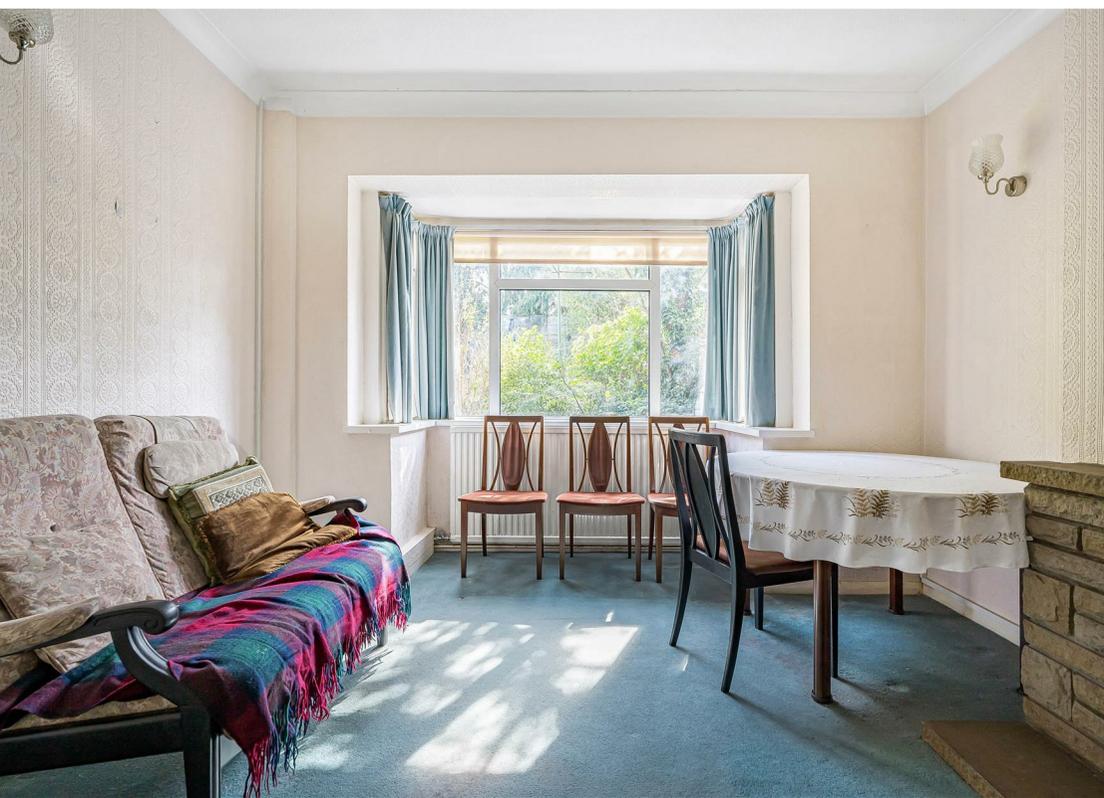
Receptions : 2

Bathrooms : 1



## Energy Efficiency Rating

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



Guide Price £575,000 - £600,000

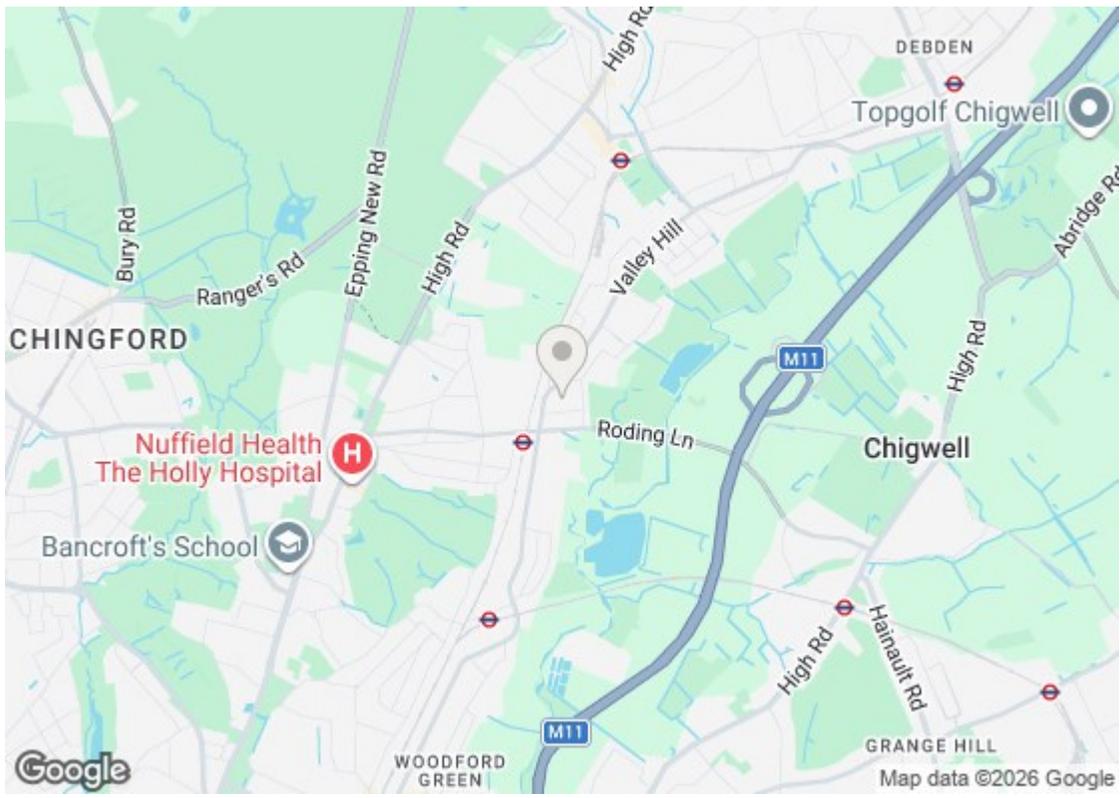
Located on Dene Road in the charming area of Buckhurst Hill, this delightful three-bedroom semi-detached house presents an excellent opportunity for those seeking a project to make their own. Ideally situated just a short stroll from Buckhurst Hill Central Line station and the vibrant amenities of Queens Road, this property combines convenience with the potential for personalisation.

Upon entering, you will find a spacious entrance hall, two reception rooms and a galley kitchen. The property also boasts a south-facing garden, which is a wonderful feature for those who enjoy outdoor space, sunlight, and the potential for gardening. A convenient downstairs WC adds to the practicality of the layout. On the first floor, three well-proportioned bedrooms offer ample space for family living.

Furthermore, there is potential to extend into the loft and rear of the property, subject to planning permission, allowing you to create your dream home tailored to your needs. Being chain-free, this home is ready for a swift transaction, making it an attractive option for buyers eager to move quickly.

In summary, this semi-detached house on Dene Road is a fantastic opportunity for anyone looking to invest in a property with great potential in a sought-after location. With its proximity to transport links and local amenities, it is a perfect canvas for those wishing to put their own stamp on a home.

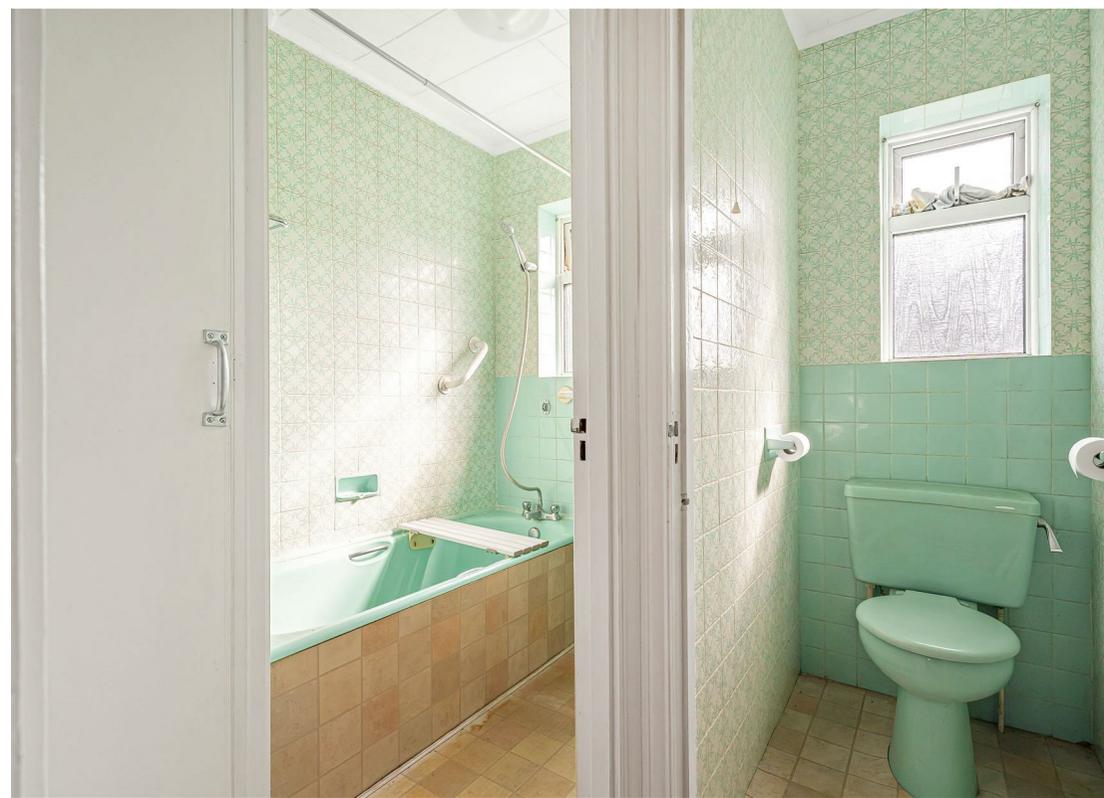






- Guide Price £575,000 - £600,000
- Potential to Extend STPP
- South Facing Garden With Side Access
- Short Walk to Buckhurst Hill Central Line Station & Queens Road Amenities
- Well Ragarded Schools Located Nearby
- Three Bedroom Semi-Detached Home
- Downstairs WC
- Chain Free
- Perfect For Anyone Looking to Put Their Own Stamp
- Situated on a Quite Cul-De-Sac

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**Approximate Gross Internal Area 988 sq ft - 91 sq m**

Ground Floor Area 498 sq ft – 46 sq m

First Floor Area 490 sq ft – 45 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.



Email [buckhursthill@wearechurchills.co.uk](mailto:buckhursthill@wearechurchills.co.uk)

To view call **0208 504 2222**

