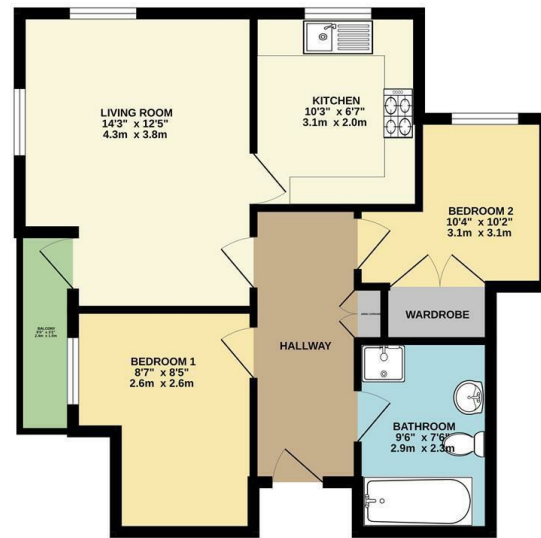




GROUND FLOOR  
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 602sq. ft. (55.9 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurement of areas, volumes, masses and any other terms are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The vendor, agent and solicitor make no representation as to the accuracy of the information shown on this plan.

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

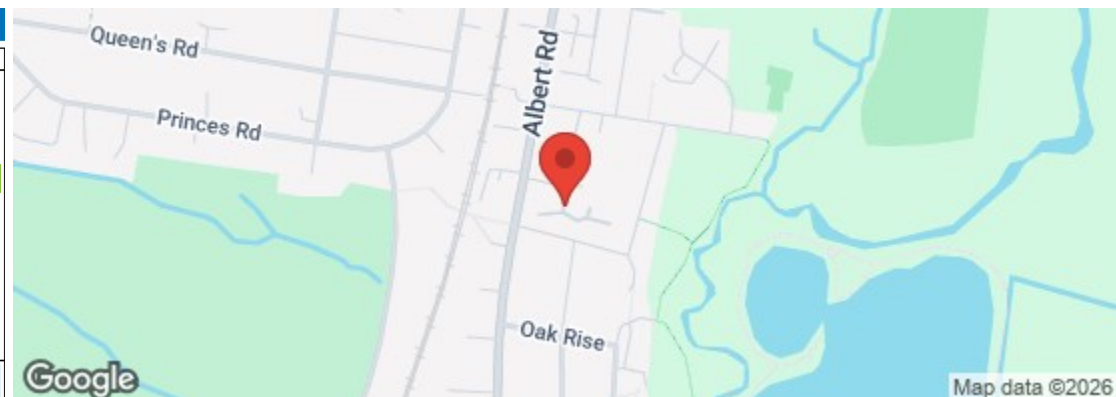


**CHURCHILL**  
estates

Cedar Close, Buckhurst Hill, IG9 6EJ  
£1,650 Per Calendar Month

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		73	74
	EU Directive 2002/91/EC		

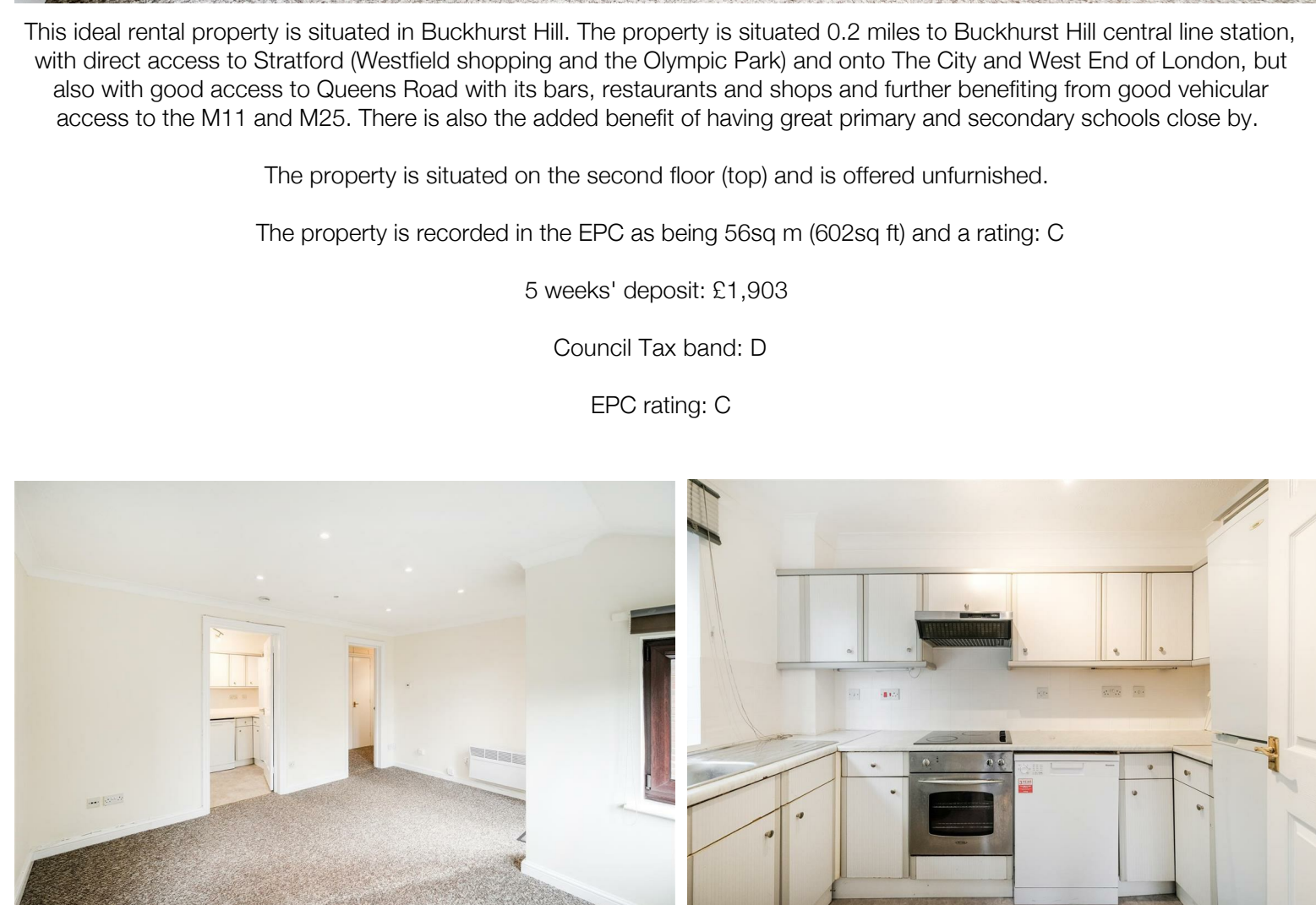
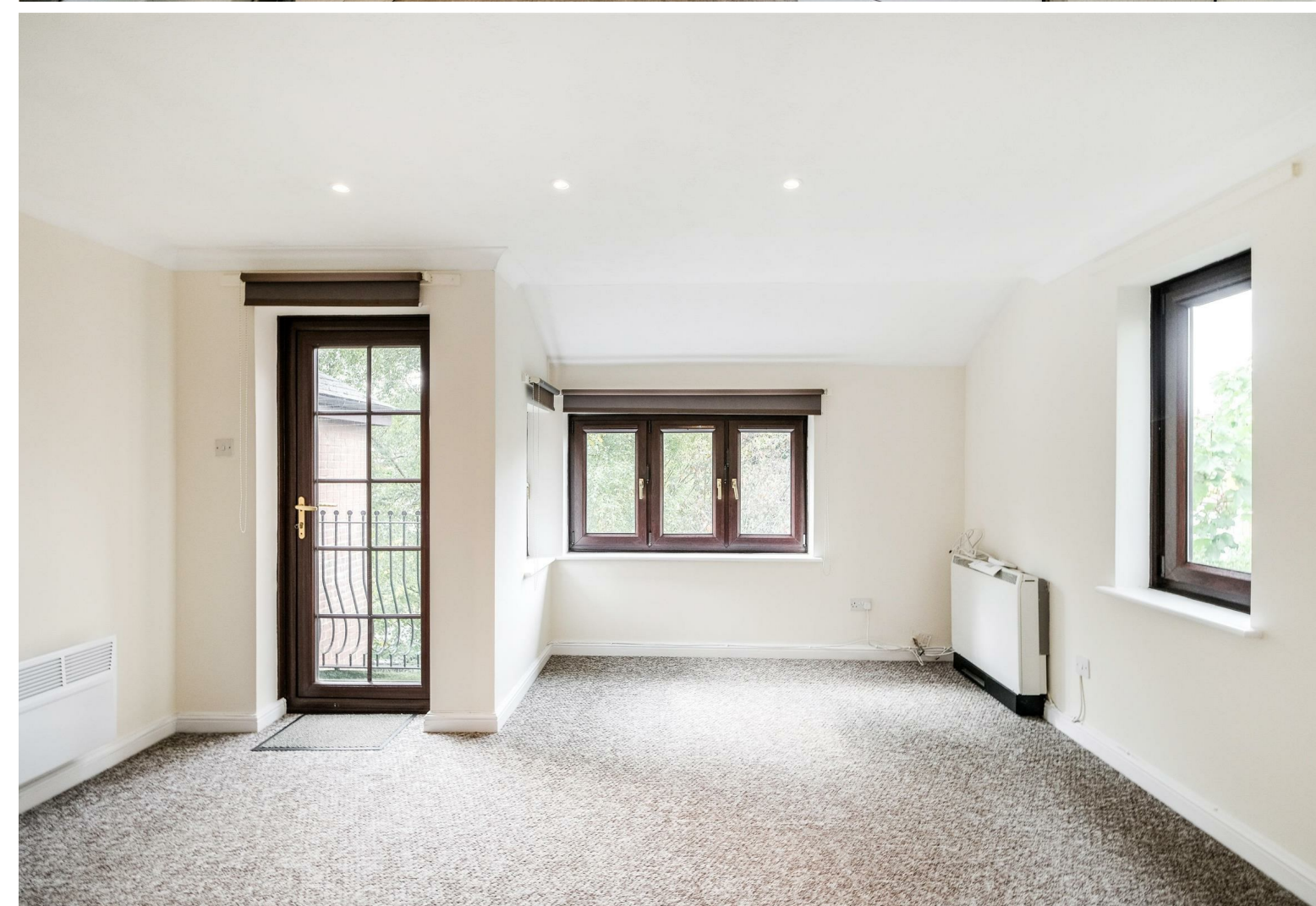


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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.



**CHURCHILL**  
estates

Request a Viewing: **0208 504 2222** Email: **buckhursthill@wearechurchills.co.uk**



This ideal rental property is situated in Buckhurst Hill. The property is situated 0.2 miles to Buckhurst Hill central line station, with direct access to Stratford (Westfield shopping and the Olympic Park) and onto The City and West End of London, but also with good access to Queens Road with its bars, restaurants and shops and further benefiting from good vehicular access to the M11 and M25. There is also the added benefit of having great primary and secondary schools close by.

The property is situated on the second floor (top) and is offered unfurnished.

The property is recorded in the EPC as being 56sq m (602sq ft) and a rating: C

5 weeks' deposit: £1,903

Council Tax band: D

EPC rating: C

