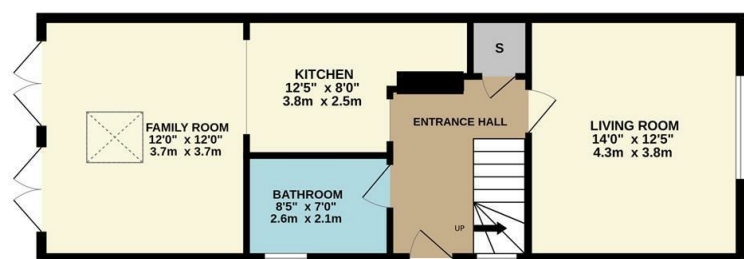
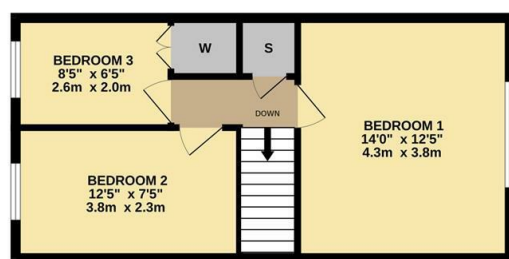




GROUND FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 925sq.ft. (85.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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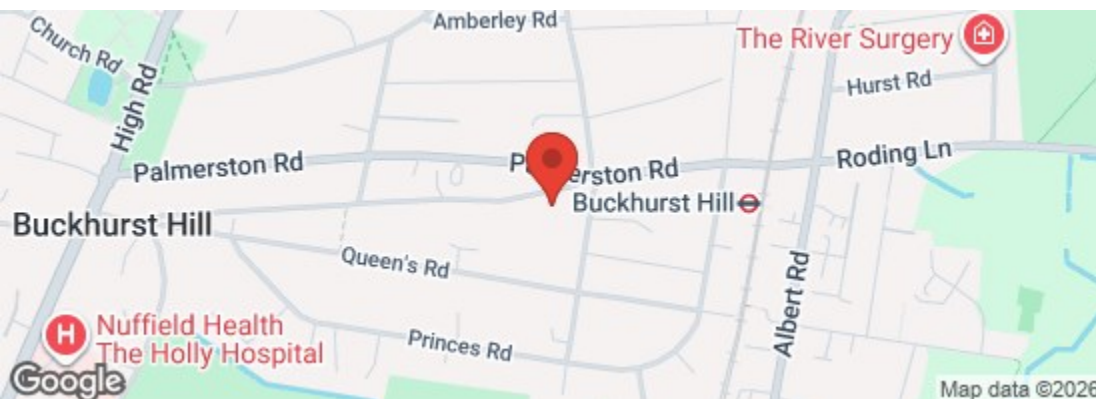
Council: Epping Forest | Council Tax Band: E | Floor Area: 925.00 sq ft



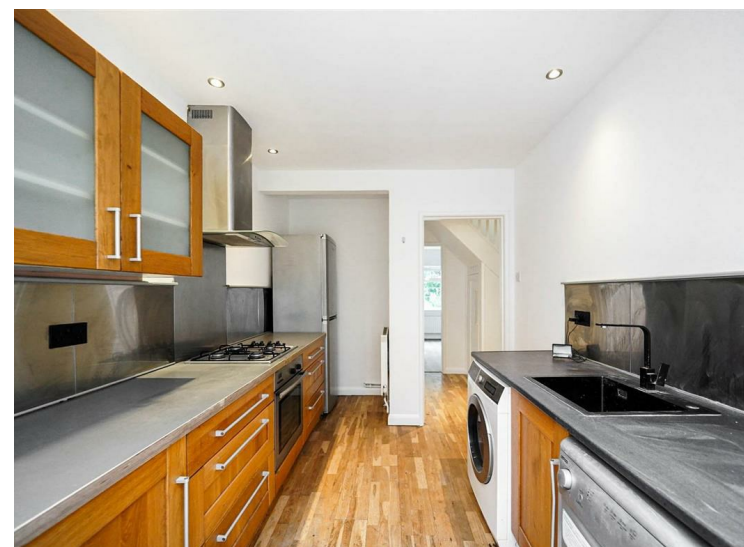
Westbury Lane, Buckhurst Hill, IG9 5PL  
Asking Price £695,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1

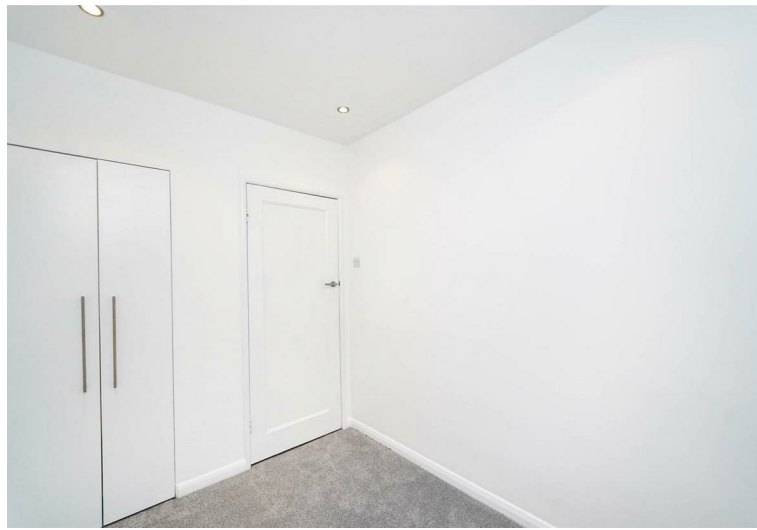
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



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.



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



Located in the heart of Buckhurst Hill, this charming semi-detached home presents an excellent opportunity for families and professionals alike. The property boasts a well-thought-out layout that maximizes both space and comfort. Upon entering, you are greeted by two inviting reception rooms. The front living room offers a warm and welcoming atmosphere, while the family room at the rear provides a delightful view of the expansive garden, perfect for relaxation or entertaining. The ground floor also features a fully fitted kitchen, a family bathroom and convenient storage options, including a cupboard in the hallway and under the stairs. The first floor comprises three generously sized bedrooms, each offering ample space for personalization and comfort. Externally, the property benefits from off-street parking at the front, providing ease and convenience. The southerly facing rear garden is a standout feature, measuring approximately 100 feet, offering a private outdoor sanctuary for gardening, play, or simply enjoying the fresh air. Situated on a quiet residential one-way street, this home is just a five-minute walk from Buckhurst Hill Central Line station, ensuring excellent transport links for commuting. An array of local amenities is also within easy reach, alongside highly rated schools, making this location particularly appealing for families. Furthermore, with good vehicular access to nearby towns and motorways, this property is perfectly positioned for modern living. This delightful home is being offered on a chain-free basis, making it an ideal choice for those looking to move in with ease. Don't miss the chance to make this lovely property your own.

