



Approximate Gross Internal Area 1343 sq ft - 125 sq m
 Ground Floor Area 718 sq ft - 67 sq m
 First Floor Area 374 sq ft - 35 sq m
 Second Floor Area 251 sq ft - 23 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.



Council: Epping Forest | Council Tax Band: E | Floor Area: 1343.00 sq ft



Buxton Road, Epping, CM16 7HD
 Guide Price £800,000 Freehold
 Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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**



GUIDE PRICE £800,000 - £825,000

Welcome to Buxton Road, a beautifully presented and extended family home, tucked away in a quiet cul-de-sac location. Upon entering, you are greeted by a bright and inviting living room filled with natural light and built-in storage. The ground floor offers superb open-plan living, creating an ideal space for both everyday family life and entertaining. The living area flows seamlessly into the spacious kitchen, which provides ample cupboard, worktop space and plenty of room for a dining table. Large windows overlook the well-maintained rear garden, allowing natural light to flood the space. The ground floor is further complemented by a convenient cloakroom and a separate utility room with side access to the garden. The first floor offers three well-proportioned bedrooms and a modern family bathroom. Occupying the top floor is the impressive principal bedroom suite, benefiting from fitted wardrobes, useful eaves storage, a private en-suite shower room, and a Juliette balcony with pleasant views over the garden. Externally, the property offers excellent practicality, with off-street parking for multiple vehicles, an electric vehicle charging point, and additional on-street parking for visitors. To the rear, the property boasts an impressive 85ft garden with a patio area, perfect for outdoor dining and family enjoyment. Ideally located, the property is just a short 6-minute walk to Theydon Bois Primary School, a 3-minute walk to the nearest station, and within easy reach of local amenities and bus routes—making it a superb choice for families and commuters alike.

