



CHURCHILL
estates



Buckhurst Way, Buckhurst Hill

Guide Price £575,000

Tenure: Freehold

Floor Area: 781.00 sq ft

Local Authority: Epping Forest

Council Tax Band: D

Bedrooms : 3

Receptions : 1

Bathrooms : 1

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



Guide Price £575,000 - £600,000

Located on Buckhurst Way, this well-presented three bedroom end of terrace home is ideally positioned within a short walk of Buckhurst Hill Central Line station and the popular Queens Road, with its excellent selection of restaurants, cafés, independent retailers and Waitrose. The property is offered with no onward chain.

The ground floor offers a spacious through lounge, providing a good-sized living and dining area with plenty of natural light, along with a galley-style kitchen. To the rear is a low-maintenance garden, featuring a combination of decking, block-paved patio and artificial lawn.

The property also benefits from off-street parking for multiple vehicles, a separate garage with power and side access through to the rear garden.

Upstairs are three bedrooms, with the rear bedroom offering the added benefit of a walk-in wardrobe, together with a family bathroom.

There is also potential to extend the property to the rear and into the loft, subject to the necessary planning permissions and consents, offering an opportunity to further enhance.

The location is particularly well suited to families, with good schooling nearby, as well as plenty of open spaces and local walks to enjoy. With the Central Line, Queens Road amenities and local green spaces all within easy reach, this is a convenient and well-connected home in a popular part of Buckhurst Hill.





- Guide Price £575,000 - £600,000
- Off street parking
- Potential to extend STPP
- Low maintenance garden approx 80ft
- Garage
- Three bedroom end of terrace home
- No onward chain
- Through lounge
- Short walk to Buckhurst Hill central line station & Queens road amenities
- Good schooling nearby, as well as plenty of open spaces and local walks to enjoy

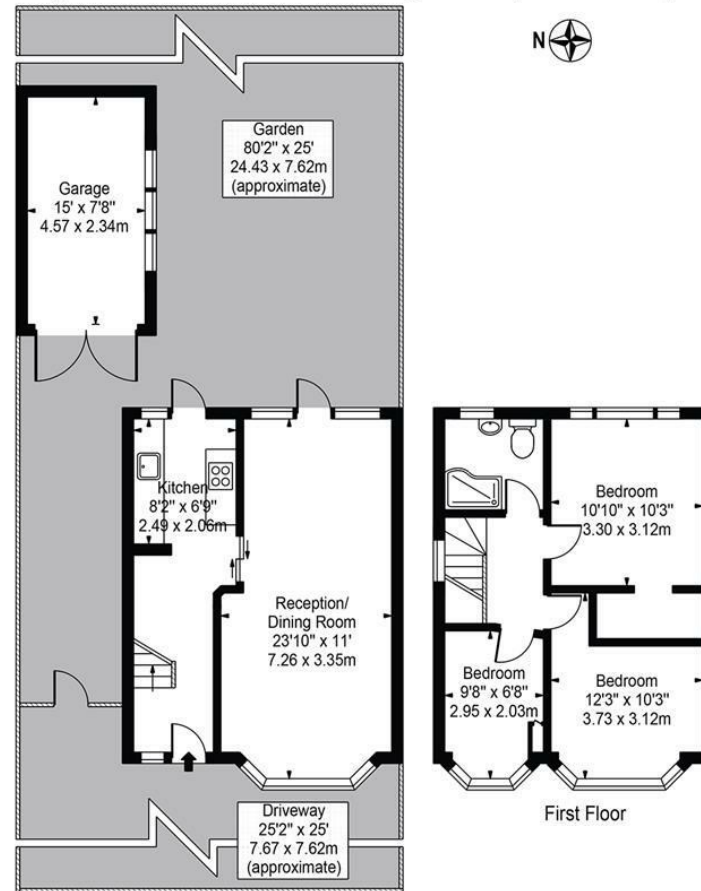


Buckhurst Way

Approx. Gross Internal Area 781 Sq Ft - 72.56 Sq M

(Excluding Garage)

Approx. Gross Internal Area Of Garage 115 Sq Ft - 10.69 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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To view call **0208 504 2222**

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