



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, or any other element, are approximate only and should be used as such by any prospective purchaser. The plan is for illustration purposes only and should be used as such by any prospective purchaser. The plan is for illustration purposes only and should be used as such by any prospective purchaser. The plan is for illustration purposes only and should be used as such by any prospective purchaser. The plan is for illustration purposes only and should be used as such by any prospective purchaser.

Council: Redbridge | Council Tax Band: D | Floor Area: 689.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	87	
(39-54)	E		
(21-38)	F		
(1-20)	G	56	
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.



CHURCHILL
estates

Cherry Tree Rise, Buckhurst Hill, IG9 6EX
Guide Price £550,000 Freehold

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



CHURCHILL
estates

Request a Viewing: **0208 504 2222**

Email: **buckhursthill@churchill-estates.co.uk**



Nestled in the charming Cherry Tree Rise of Buckhurst Hill, this rarely available two-bedroom semi-detached bungalow is a true gem waiting to be discovered. The property boasts a spacious reception room, ideal for entertaining guests or simply unwinding after a long day. A good size kitchen/diner and two generously sized double bedrooms, there is ample space for relaxation and rest. Step outside into the mature south-facing garden, approximately 70ft in length, offering a tranquil retreat where you can soak up the sun or indulge in some gardening.

Convenience is key with off-street parking and garage, making coming home a breeze. Situated just a stone's throw away from Roding Valley Central Line Station, commuting is made easy for work or leisure. Additionally, Buckhurst Hill station and the amenities of Queens Road are within a short walk, providing easy access to shopping and dining options. Nature enthusiasts will appreciate the proximity to Roding Valley Nature Reserve, offering a peaceful escape from the hustle and bustle of everyday life. The property being chain-free presents a fantastic opportunity, with the potential to extend subject to the necessary planning permissions.

Don't miss out on the chance to make this charming bungalow your new home sweet home in Buckhurst Hill.

Freehold

EPC Rating - D

Council Tax Band - D

