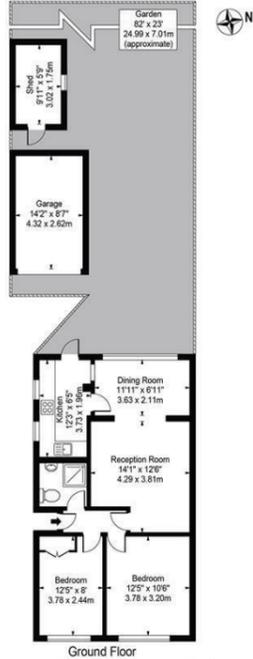




# Two Bedroom Semi Detached Bungalow



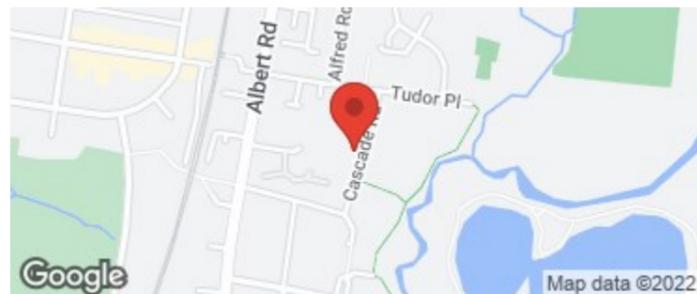
Cascade Road  
 Approx. Gross Internal Area 649 Sq Ft - 60.29 Sq M  
 (Excluding Garage & Shed)  
 Approx. Gross Internal Area Of Garage 122 Sq Ft - 11.32 Sq M  
 Approx. Gross Internal Area Of Shed 57 Sq Ft - 5.29 Sq M



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.

**Cascade Road, Buckhurst Hill, IG9 6DX**  
**Asking Price £475,000 Freehold**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>89</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>	EU Directive 2002/91/EC



Freehold  
 EPC Rating - D  
 Council Tax band - D

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.



To view call **0208 504 2222**  
 Email [buckhursthill@churchill-estates.co.uk](mailto:buckhursthill@churchill-estates.co.uk)

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Churchill Estates are delighted to bring to the market this two bedroom semi detached bungalow. Located just off Lower Queens Road you are just a short walk away from Buckhurst Hill Central Line Station and also Queens Road where you will find all shops to fit your needs such as Boutiques, Cafes, Restaurants and Waitrose.

On entrance you are welcomed by a large entrance hall, To the right you are offered with both double bedrooms one of which has built in storage. Opposite is your family bathroom. This property has a separate living/dining room and a good sized kitchen. To the rear you have a large garden measuring up at approx. 80ft and a garage accessed by the shared driveway.

Freehold

EPC Rating - D

Council Tax band - D

