



CHURCHILL
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Chestnut Avenue,
Buckhurst Hill

Guide Price £725,000

Tenure : Freehold

Floor Area : 1369.00 sq ft

Local Authority : Epping Forest

Council Tax Band : D

Bedrooms : 4

Receptions : 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	



Nestled on the desirable Chestnut Avenue in Buckhurst Hill, Churchill estates are pleased to bring to the market with no onward chain this charming family home. Spanning an impressive 1,369 square feet and arranged over three floors, the property boasts four well-appointed bedrooms, making it an ideal family home. The thoughtful rear and loft extensions provide ample space for relaxation and entertainment.

Upon entering, you are greeted by a spacious through lounge, featuring a delightful fireplace that adds a touch of warmth and character to the room. The modern fitted kitchen is complete with high-gloss units offering ample storage and worktop space. From here you have access to a convenient utility room and a ground floor WC. The first floor hosts three generously sized bedrooms, while the master bedroom is situated in the loft extension, complete with an en-suite bathroom. The modern family bathroom serves the other bedrooms on the first floor.

Outside, the low maintenance garden offers a decked patio area and artificial turf. The property benefits from off-street parking for two cars, a valuable feature in this sought-after area. The location is particularly appealing, as it is just a short walk to Buckhurst Hill Central Line station, providing excellent transport links to London. Furthermore, the vibrant amenities of Queens Road are nearby, offering a variety of shops, cafés, and restaurants.







- Guide Price £725,000 - £750,000
- Off Street Parking For Two Cars
- Modern Fitted Kitchen
- Short Walk to Buckhurst Hill Central Line Station & Queens Road Amenities
- En-Suite to Master Bedroom
- Four Bedroom Terraced Home
- Rear Extended & Loft Converted
- Convenient Utility Room & Downstairs WC
- Chain Free
- Spacious Through Lounge





Approximate Gross Internal Area 1369 sq ft - 127 sq m

Ground Floor Area 551 sq ft – 51 sq m

First Floor Area 398 sq ft – 37 sq m

Second Floor Area 420 sq ft – 39 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.

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