

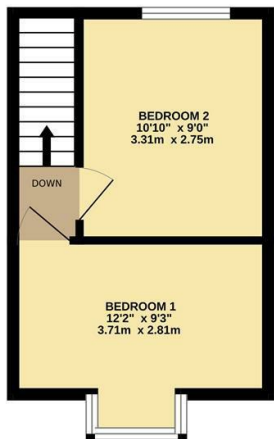
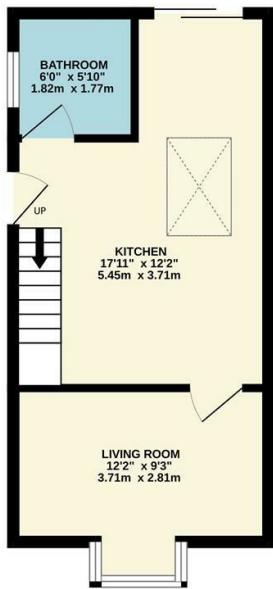


Two Bedroom Semi-Detached Cottage - Off Street Parking - Side Access - Low Maintenance Rear Garden - 0.9 Miles To Buckhurst Hill Central Line - Amenities Close By - Highly Rated Schools Nearby - Walking Distance To Knighton Woods



GROUND FLOOR

1ST FLOOR



PLAN NOT TO SCALE FOR INFORMATION ONLY
Made with Metriplex 12023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

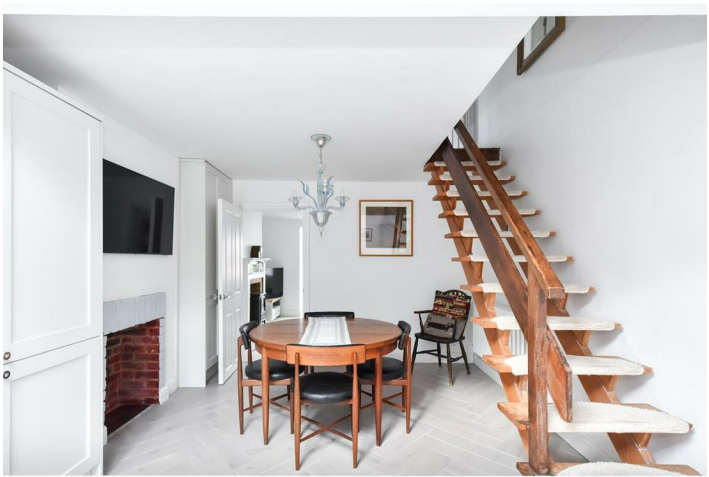


Freehold
Epping Forest
Council Tax Band: D
EPC: E



Beech Lane, Buckhurst Hill, IG9 5HZ

Offers In Excess Of £625,000 Freehold



To view call **0208 504 2222**
Email buckhursthill@churchill-estates.co.uk

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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.



This thoughtfully designed and impeccably finished two bedroom cottage has it all. Perfectly positioned on a peaceful turning moments from Knighton Wood and a stones throw away to Chingford plain and minutes from the charming Queens Road with its cafes, restaurants and ever-growing list of independent retailers not forgetting its Central Line Tube station (offering an easy commute into the city). For those of you that enjoy the luxury of working from home, we couldn't imagine you'll find a more peaceful location with everything you need close by.

On entrance you are welcomed into a bright, modern kitchen/dining area where the kitchen has been fitted with brand new Miele appliances which include a fitted dishwasher, fridge-freezer, oven with a warm food tray and a island in the centre of the room with fitted gas hobs. To the rear of the property you have your family bathroom and to the front you have a cozy living room which offers plenty of natural light from the large windows. On the first floor you are offered two good sized bedrooms with the master benefiting from built in wardrobes.

Further benefits include: New energy efficient Wi-Fi controlled electric radiators, Recently rewired, Wi-Fi controlled Miele cooking appliances, Banham security door, New boiler, Off street parking and being offered with no onward chain.

