



CHURCHILL
estates



Willow Close, Buckhurst Hill

Guide Price £650,000

Tenure : Freehold

Floor Area : 975.00 sq ft

Local Authority : Epping Forest

Council Tax Band : D

Bedrooms : 3

Receptions : 2

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Guide Price £650,000 - £675,000

Located in the quiet cul-de-sac of Willow Close, Buckhurst Hill, this immaculately presented three-bedroom terraced family home offers a perfect blend of comfort and convenience, spanning around 975 square feet of internal accommodation. Situated in the heart of Buckhurst Hill, you are just a short stroll from its central line station, well-regarded schools and the vibrant amenities of Queens Road, making it an ideal location for families and commuters alike.

On the ground floor, you are greeted by a spacious double reception room, providing ample space for relaxation and entertaining. The extended kitchen diner, designed to be both functional and inviting floods plenty of natural light with double doors looking out over the rear garden.

The highlight of this home is its beautifully landscaped south-facing rear garden, a true gem. Featuring a tiered block paved patio, lawn and boasting a large summer house that can serve as a versatile space.

The first floor comprises three well-proportioned bedrooms and a family bathroom.

Additionally, the property benefits from off-street parking for two vehicles and offers the potential to extend into the loft, subject to planning permission.

Please call our team at Churchill estates to arrange a viewing by appointment only.







- Guide Price £650,000 - £675,000
- Short walk to Buckhurst Hill central line station & Queens Road amenities
- Off street parking for two vehicles
- Quiet cul-de-sac location
- Spacious kitchen diner
- Immaculately presented three bedroom terraced home
- Beautifully landscaped South Facing Garden with large summer house
- Open plan double reception
- Rear extended with further potential to extend into loft STPP
- Highly regarded schools located nearby



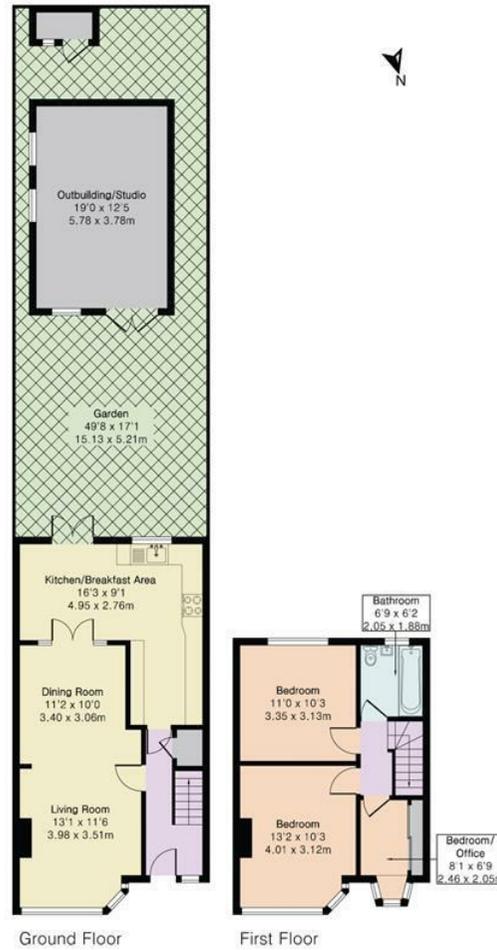


Approximate Gross Internal Area 975 sq ft - 91 sq m
(Excluding Outbuilding)

Ground Floor Area 567 sq ft - 53 sq m

First Floor Area 408 sq ft - 38 sq m

Outbuilding Area 235 sq ft - 22 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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