



**CHURCHILL**  
estates





# Elm Close, Buckhurst Hill

Guide Price   £725,000

Tenure : Freehold

Floor Area : 1238.00 sq ft

Local Authority : Epping Forest

Council Tax Band : F

Bedrooms : 4

Receptions : 2

Bathrooms : 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</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		
England & Wales	EU Directive 2002/91/EC	







Guide Price £725,000 - £750,000

Nestled in the quiet cul-de-sac of Elm Close, Buckhurst Hill, this charming terraced house offers a delightful blend of modern living and convenient access to local amenities. Spanning an impressive 1,238 square feet, the property is thoughtfully arranged over three floors, providing ample space for families or those seeking a comfortable home.

Upon entering, you are greeted by a separate front reception room, perfect for welcoming guests or enjoying quiet evenings. The heart of the home is the open-plan extended kitchen diner, featuring a sleek, high-gloss modern kitchen that is both stylish and functional. A convenient downstairs WC and storage cupboard adds to the practicality of the layout. The first floor boasts three well-appointed bedrooms, complemented by a contemporary family bathroom. Ascend to the top floor, where you will find a loft-extended master bedroom complete with an en suite bathroom and air conditioning.

The south-facing rear garden is a wonderful outdoor space complete with paved patio and extensive lawn ideal for entertaining. Off-street parking is also available, adding to the convenience of this lovely home.

Location is key, and this property is just a few minutes' walk from Buckhurst Hill Central Line station, making commuting a breeze. The vibrant amenities of Queens Road are also nearby, offering a variety of shops and eateries. Families will appreciate the proximity to both state and independent schools, including the highly regarded Buckhurst Hill Community Primary School. For those who enjoy outdoor activities, Epping Forest and Roding Valley Nature Reserve are within easy reach, alongside local tennis and cricket clubs, as well as the David Lloyd Club for fitness enthusiasts.











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- Off street parking

- Sleek modern fitted kitchen

- Three well appointed bedrooms on the first floor plus loft converted master bedroom with en-suite & aircon

- Downstairs WC

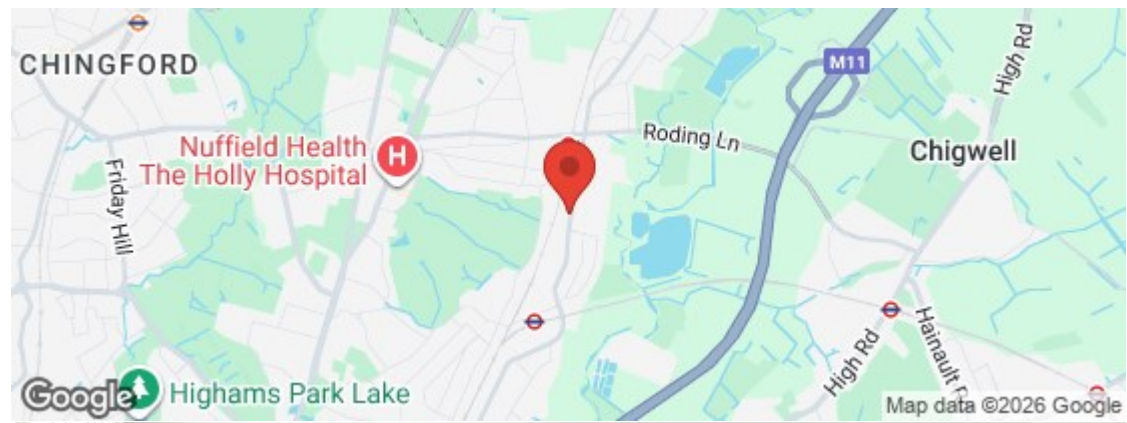
- Moments away from Buckhurst Hill Central Line Station & Queens Road Amenities

- Extended open plan kitchen/diner

- South facing garden

- Close proximity to both state and independent schools, including the highly regarded Buckhurst Hill Community Primary School

- Separate front reception









**Approximate Gross Internal Area 1238 sq ft - 115 sq m**

Ground Floor Area 560 sq ft – 52 sq m

First Floor Area 440 sq ft – 41 sq m

Second Floor Area 238 sq ft – 22 sq m



Email [buckhursthill@wearechurchills.co.uk](mailto:buckhursthill@wearechurchills.co.uk)

To view call **0208 504 2222**

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