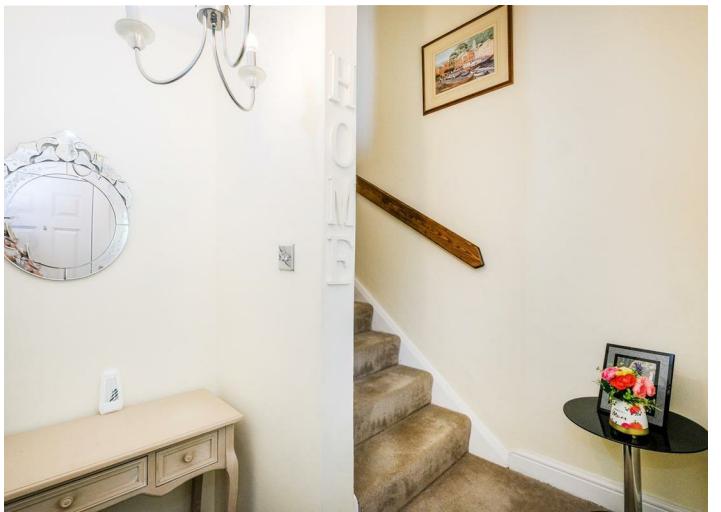




GROUND FLOOR



1ST FLOOR  
500 sq.ft. (46.5 sq.m.) approx.

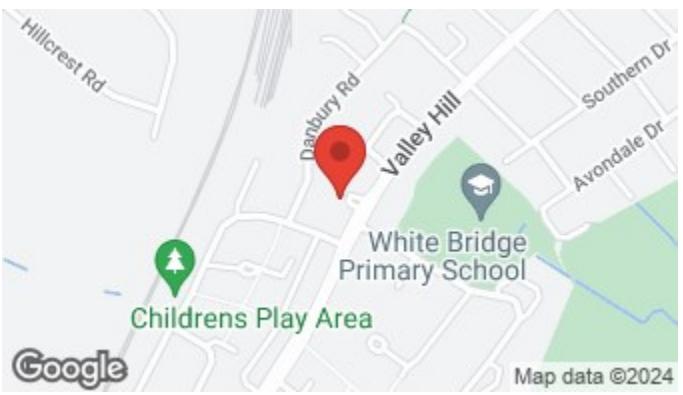
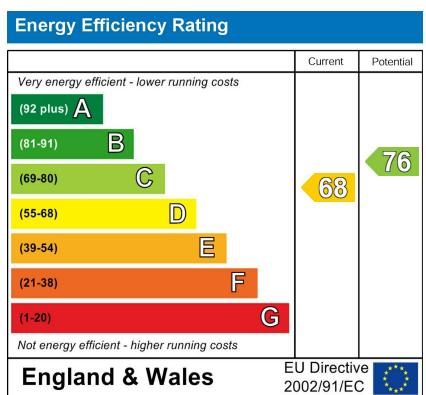


TWO BEDROOM, FIRST FLOOR MAISONETTE - 0.8 Miles to Buckhurst Hill Central Line Station - 0.6 Miles to Loughton Central Line Station - Long lease - Unallocated parking - External Storage - Amenities nearby - Own section of rear garden

**CHURCHILL**  
estates



**Valley Hill, Loughton, IG10 3BE**  
Asking Price £285,000 Leasehold



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.

Leasehold: 105 Years remaining

Epping Forest

Council Tax Band: B

EPC: D

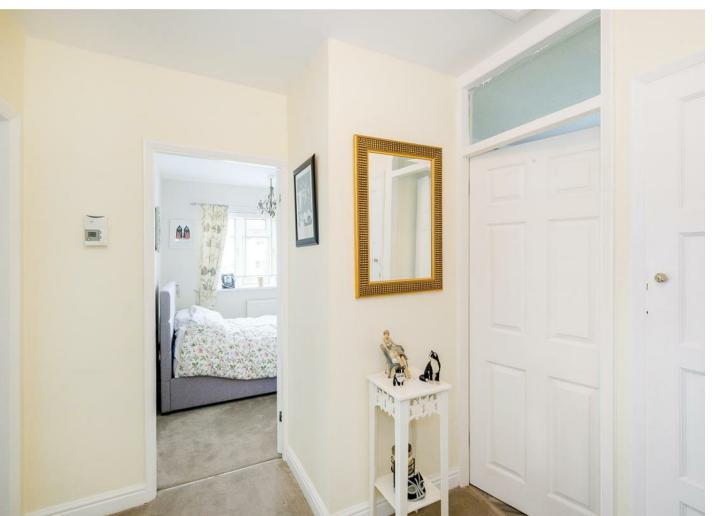
Ground Rent: £10pa



**CHURCHILL**  
estates

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

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Email [buckhursthill@churchill-estates.co.uk](mailto:buckhursthill@churchill-estates.co.uk)



Situated in a quiet cul-de-sac is this two bedroom 1st floor maisonette. Perfectly located for commuters, you are 0.8 miles to Buckhurst Hill Central Line Station and 0.6 miles to Loughton Central Line Station and bus routes are nearby. Additionally you have easy vehicular access to the M25 and M11. You are walking distance to amenities and a short drive to Loughton High Street as well as Queens Road in Buckhurst Hill.

This property boasts two bedrooms, one spacious double and a smaller second perfect for as a single bedroom or study, a spacious lounge, modern bathroom and a fully integrated kitchen. Externally to the rear you have your own private garden, storage shed and unallocated parking spaces. Further benefits include a long lease, low service charges, no onward chain and loft access.