



## Church Road, Buckhurst Hill, IG9 5RN

Asking Price £375,000

- Two Bedroom Ground Floor Apartment
- Spacious Lounge/Dining Room
- Secure Gated Development
- Close To Local Amenities, School Catchments & Epping Forest
- Bespoke Fitted Kitchen
- Modern Fully Tiled Shower Room
- Allocated Parking & Garage
- Shared Freehold

# Church Road, Buckhurst Hill, IG9 5RN

Nestled on the charming Church Road in Buckhurst Hill, this delightful ground floor flat offers a perfect blend of comfort and convenience. Spanning an impressive 687 square feet, the property accommodates well for either a first time buyer, down sizer or small family.

Entering the property you are meet by a long entrance hall giving access to a spacious open plan lounge/dining room. The bespoke fitted kitchen is compact, giving ample storage, integrated appliances and hard worktops.

The flat comprises two well-proportioned bedrooms, providing ample space for rest and personalisation. The modern bathroom is fully tiled thoughtfully designed, catering to both functionality and style.

One of the standout features of this property is the availability of parking for one vehicle, and garage, a valuable asset in this sought-after area.

Buckhurst Hill is known for its vibrant community and excellent local amenities, including shops, cafes, and parks, all within easy reach. This flat presents an ideal opportunity for first-time buyers or those looking to downsize without compromising on quality of life.

In summary, this ground floor flat on Church Road is a wonderful choice for anyone seeking a comfortable and convenient living space in a desirable location.



Council Tax Band: C



**Kitchen**

2.39m x 2.39m (7'10" x 7'10")

**Lounge/Dining Room**

7.70m x 2.92m (25'3" x 9'7")

**Bedroom 1**

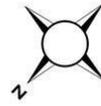
3.56m x 3.35m (11'8" x 11")

**Bedroom 2**

3.35m x 2.41m (11' x 7'11")

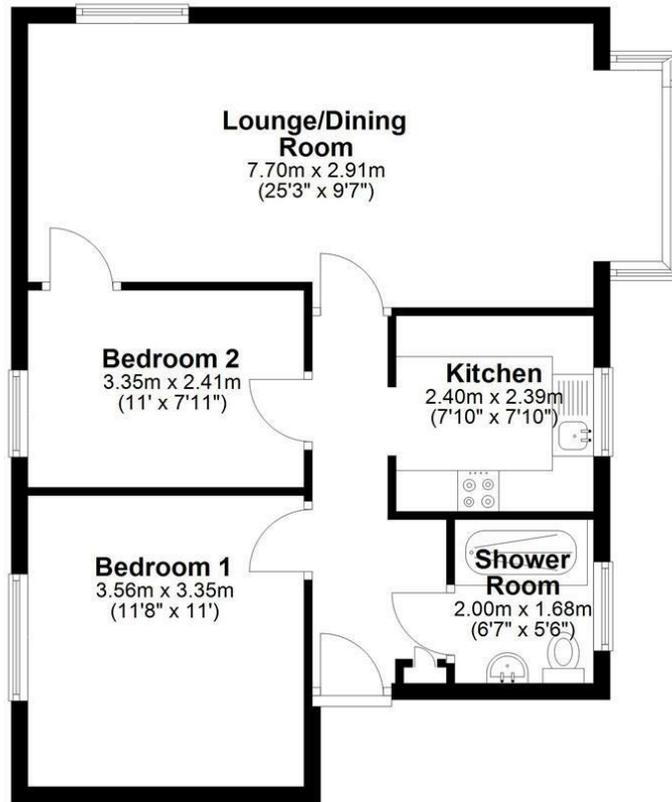
**Shower Room**

2.01m x 1.68m (6'7" x 5'6")



### Ground Floor

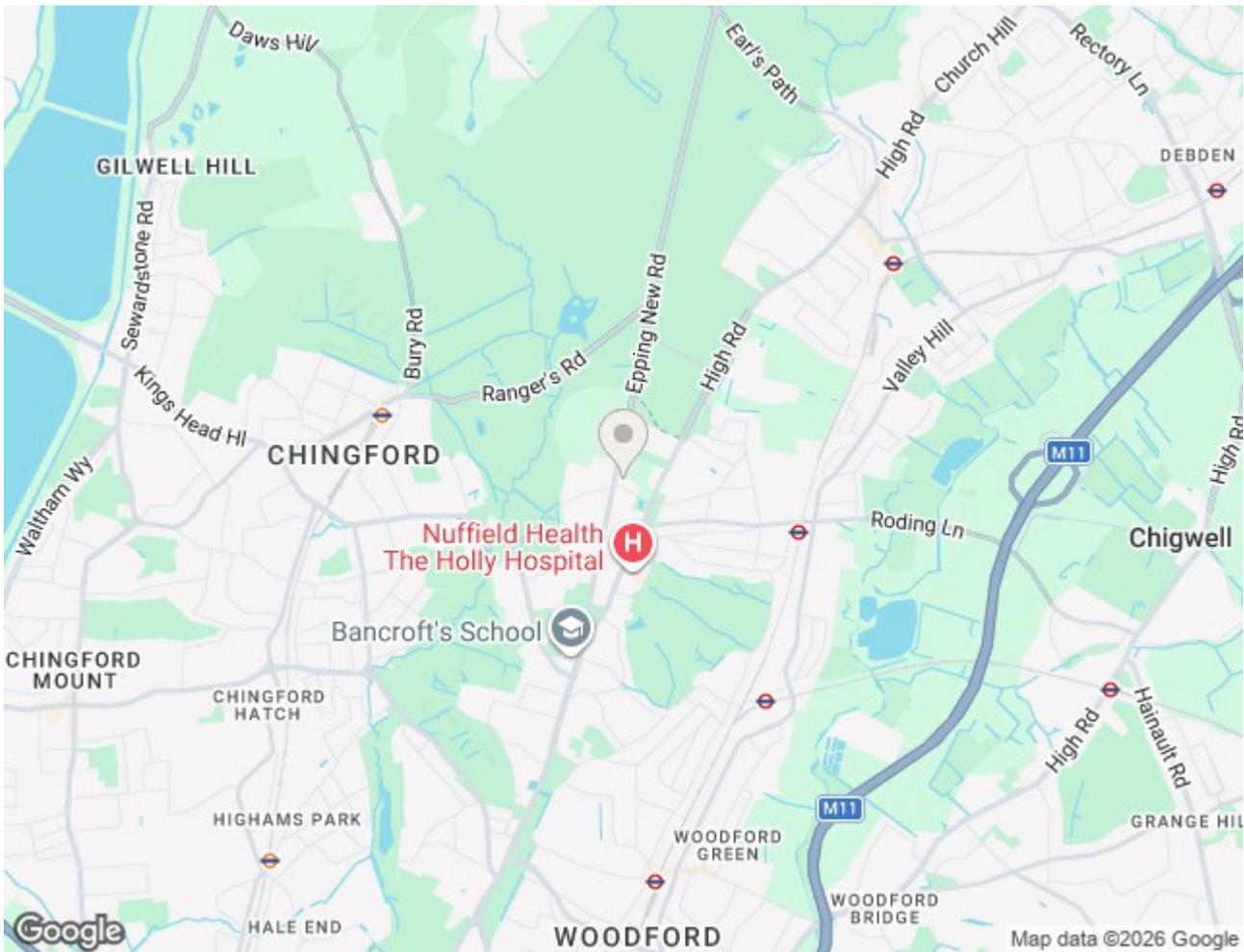
Approx. 63.9 sq. metres (687.4 sq. feet)



Total area: approx. 63.9 sq. metres (687.4 sq. feet)







| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>71</b>                  | <b>76</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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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C

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## Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.