



**CHURCHILL**  
estates

# High Road, Buckhurst Hill

Asking Price £425,000

Tenure: Leasehold - Share of Freehold

Floor Area: 818.00 sq ft

Local Authority: Epping Forest

Council Tax Band: E

Bedrooms : 2

Receptions : 1

Bathrooms : 1



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



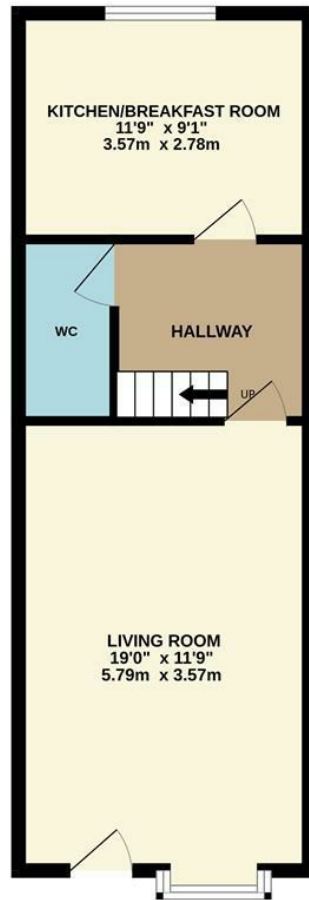


Situated in the idyllic development of Knighton Green is this well presented mews house. A private front door leads into a bright, airy living room which benefits from bay windows and oak hardwood flooring. Leading through to the hallway you are presented with a ground floor cloakroom and plenty of under stairs storage. To the rear of the property, the modern kitchen/breakfast room overlooks the peaceful gardens. It is fitted with a good range of white high gloss cabinets, integrated dishwasher, double oven, electric hob and extractor fan complimented by Italian glass splash backs and ceramic tiled flooring. Leading up to the first floor you are offered two double sized bedrooms, a family bathroom, and an airing cupboard offering additional storage space. Both the bathroom and landing have skylight windows, offering plenty of natural light. Knighton Green is a tranquil development with well maintained communal gardens. You are within walking distance to the charming Queens Road where a variety of amenities can be accessed including a Waitrose, boutiques, cafes, restaurants and many more independent retail shops. There are good public transport links with bus routes on your doorstep and Buckhurst Hill Central Line Tube a short distance away. You also have good vehicular access to the M25, M11 and A406. For the sports enthusiasts you have football, tennis and cricket clubs nearby as well as leisure centres. Additionally Knighton Woods and Epping Forest are nearby. The development is also in close proximity to highly rated schools. Share of freehold with 959 years remaining, 2x allocated parking spaces, communal gardens, service charge £1,850 (includes buildings insurance and reserve fund), payable annually or monthly; no ground rent.

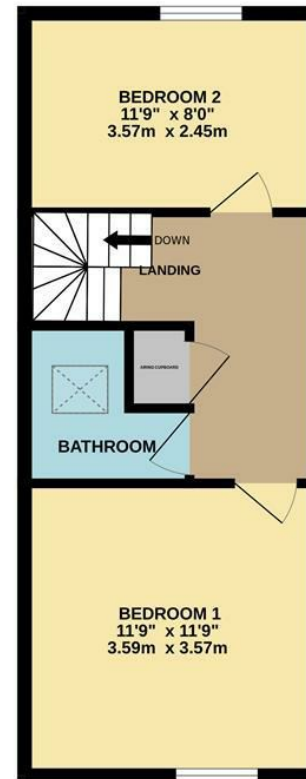




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 861sq.ft. (80.0 sq.m.) approx.  
PLAN NOT TO SCALE FOR INFORMATION ONLY  
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