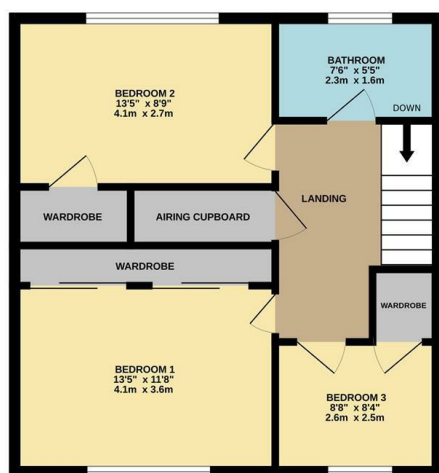
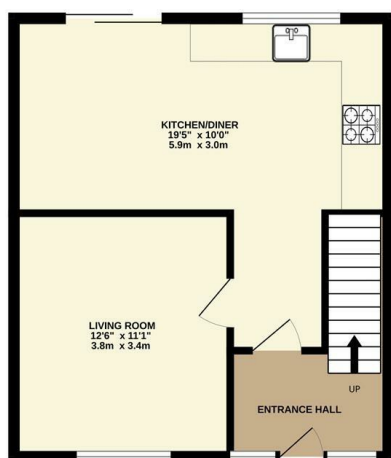




GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 938 sq. ft. (87.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council: Epping Forest | Council Tax Band: D | Floor Area: sq ft



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Hornbeam Road, Buckhurst Hill, IG9 6JX

Price Guide £535,000 Freehold

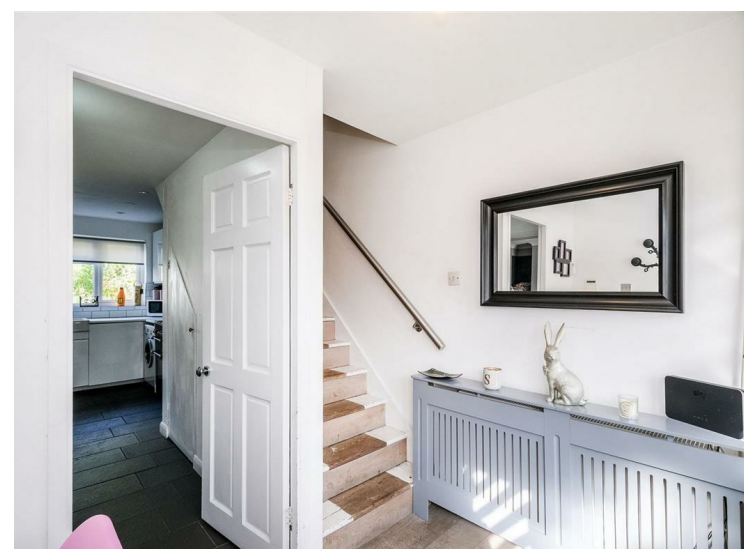
Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 88        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 74                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

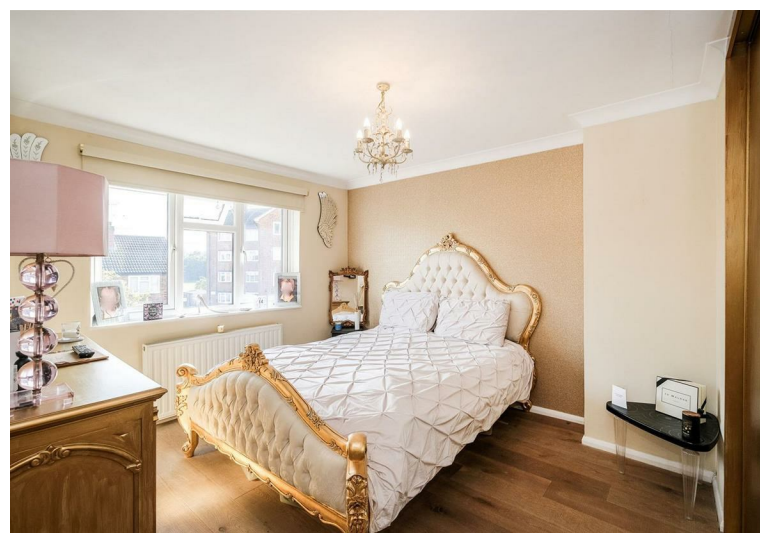


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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.

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Request a Viewing: **0208 504 2222** Email: [buckhursthill@churchill-estates.co.uk](mailto:buckhursthill@churchill-estates.co.uk)



Guide Price £535,000 - £550,000

Nestled in the charming Hornbeam Road, Buckhurst Hill, this delightful mid-terrace house is a true gem waiting to be discovered. As you step inside, you are greeted by a warm and inviting atmosphere, with a cosy living room featuring a charming log burner - perfect for those winter evenings. The kitchen and dining area overlook the westerly facing garden. The property also offers plenty of under stair storage space, ensuring a clutter-free living environment. This lovely home boasts three generously sized bedrooms, each offering ample storage space and basking in natural light, creating a serene and peaceful ambiance. The separate family bathroom adds convenience to this already impressive property. Conveniently located within walking distance of both Buckhurst Hill Station and Roding Valley Station, commuting is a breeze. With an array of amenities nearby on Station Way and Queens Road, daily errands are made easy. The close proximity to highly rated schools makes this home ideal for families.

You will appreciate the proximity to Knighton Woods and the newly installed park in the playing fields just across the road, offering a perfect retreat for leisurely strolls and outdoor activities. Offered with no onward chain, this property presents a fantastic opportunity to own a beautiful home in a sought-after location.