



CHURCHILL
estates

Wimborne Close, Buckhurst Hill

Guide Price £350,000

Tenure: Leasehold

Floor Area: 621.00 sq ft

Local Authority: Epping Forest

Council Tax Band: C

Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Situated in the quiet cul-de-sac of Wimborne Close, Churchill Estates are pleased to bring to market this well-presented two-bedroom first-floor maisonette.

The property is just a short walk from the vibrant Queens Road, offering an excellent selection of cafés, restaurants, independent retailers and a Waitrose supermarket right on your doorstep. Buckhurst Hill Central Line Station is approximately 0.5 miles away, providing convenient access to both the City and the West End.

Internally, the property comprises a spacious living room with a large window that floods the room with natural light, alongside a modern fitted kitchen featuring high-gloss units and timber worktops. Both bedrooms are generously sized doubles, while the fully tiled bathroom comprises a contemporary three-piece suite.

Further benefits include a garage en bloc, a long lease with approximately 932 years remaining, and the property is offered to the market with no onward chain. The property also benefits from ownership of the loft space, presenting an exciting opportunity to create additional living accommodation, subject to the necessary planning permissions and building regulations.

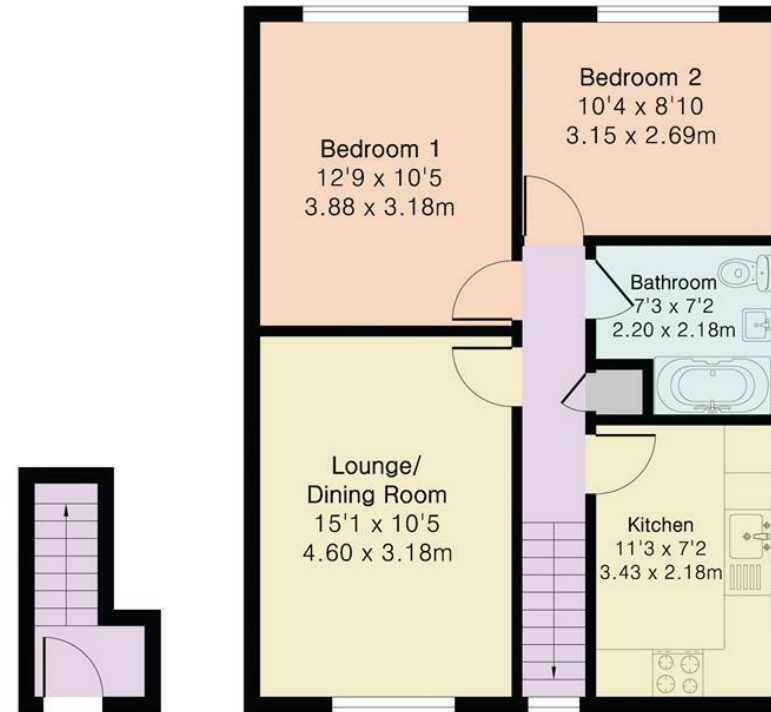




Approximate Gross Internal Area 621 sq ft - 58 sq m

Ground Floor Area 30 sq ft – 3 sq m

First Floor Area 591 sq ft – 55 sq m



Ground Floor First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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