



 **3**
Bedrooms

 **1**
Bathroom



Humphrey & Co Estates are pleased to present this three bedroom semi-detached family home. Located in the heart of Buckhurst Hill, Essex. This property comprises from an entrance hall, fitted kitchen, spacious lounge and three good size bedroom with family bathroom.

Other benefits are double glazing, gas central heating on street parking and private rear garden.

The property is within few minutes' walk to Buckhurst Hill Central Line Station, with many shops and restaurants.

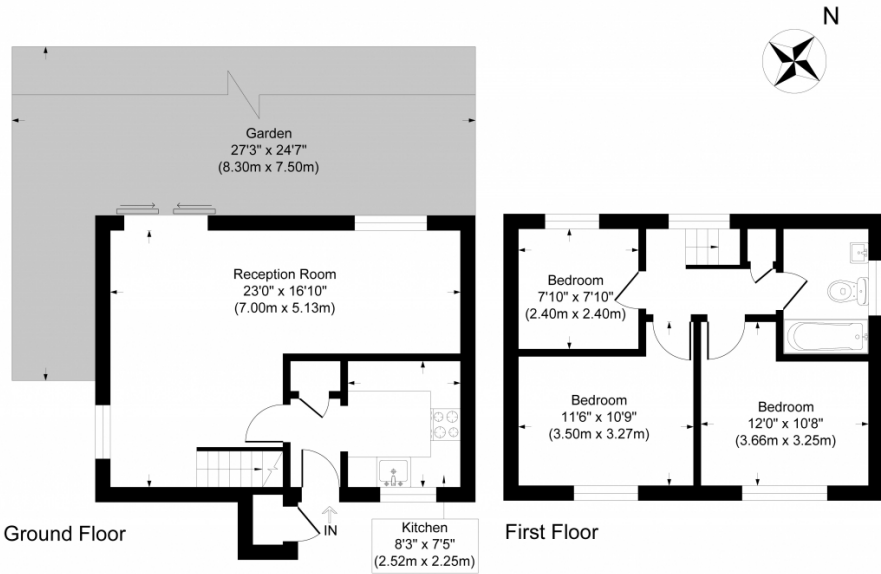
This property is perfect for first time buyer who are looking to build their first home or for investors.

Therefore we highly recommend early viewing.

- Freehold
- Three Good Size Bedrooms
- Fitted Kitchen
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Private Rear Garden
- Close to Tube Station
- On Street Parking



Guide price £500,000
BUCKHURST HILL, IG9



Salisbury Gardens

Approximate Gross Internal Area
 Ground Floor = 36.6 sq m / 394 sq ft
 First Floor = 35.9 sq m / 387 sq ft
 Total = 72.5 sq m / 780 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: BUCKHURST HILL, IG9

