



TOTAL FLOOR AREA: 283 sq ft (26.3 sq m) approx.
 PLANS NOT TO SCALE FOR INFORMATION ONLY
 Made with Mapbox (2023)



Epping Forest

Council Tax Band: E

Share of freehold: with underlying lease 961 years remaining

Service Charge: £1800pa (paid monthly or half yearly)

EPC: C 76/87

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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High Road, Buckhurst Hill, IG9 5HD
 Price Guide £425,000 Leasehold - Share of Freehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 504 2222** Email: buckhursthill@churchill-estates.co.uk



£425,000 - £450,000

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 well maintained 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 peaceful 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 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 underlying lease of 961 years remaining, 2x allocated parking spaces, communal gardens, service charge £1800 per annum (paid monthly or half yearly)

