



**6 Wimborne Close, Buckhurst Hill, Essex, IG9 5DN**

**Asking price £405,000**

Situated in a quiet cul de sac in central Buckhurst Hill and just a short walk from the station and shops. The flat has been completely redecorated. Purpose built first floor flat with accommodation comprising of two good size bedrooms, large living room, modern fitted kitchen with appliances and recently refurbished bathroom with shower. The property is being offered with no onward chain.

**Buckhurst Hill Office**  
62-64 Queens Road  
Buckhurst Hill  
IG9 5BY

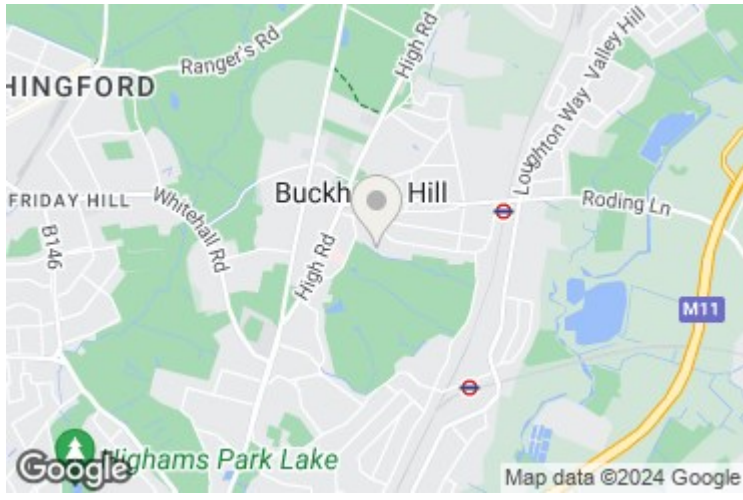
**London Office**  
33 Cavendish Square  
London  
W1G 0PW

**Head Office**  
119 High Road  
Loughton  
IG10 4LT

**Contact Details**  
OFFICE 020 8559 7474  
ADMIN 020 8559 2000  
FAX 020 8281 7778  
[www.edwardtaub.co.uk](http://www.edwardtaub.co.uk)



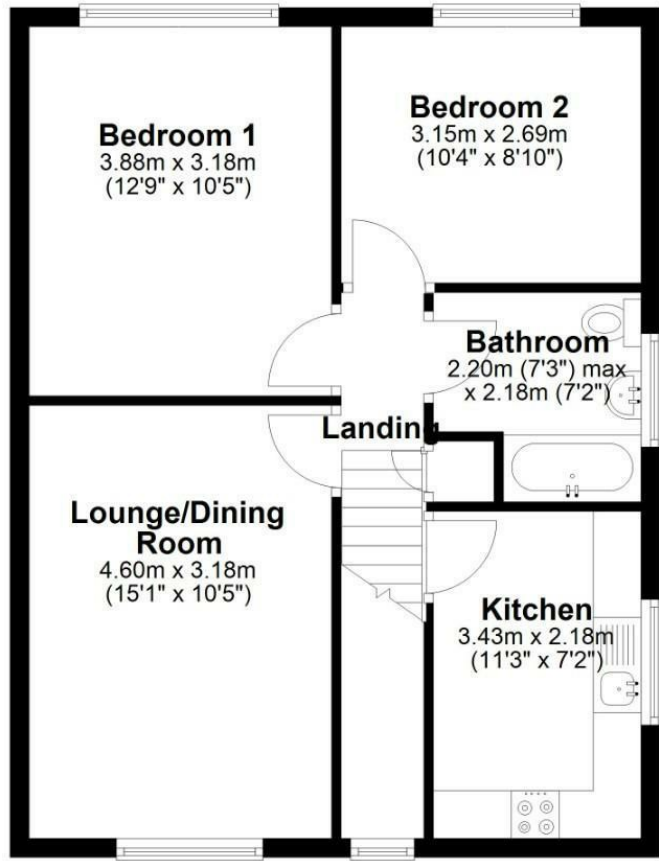
6 Wimborne Close, Buckhurst Hill, Essex IG9 5DN





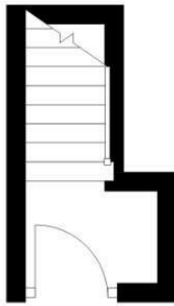
## First Floor

Approx. 54.9 sq. metres (591.2 sq. feet)

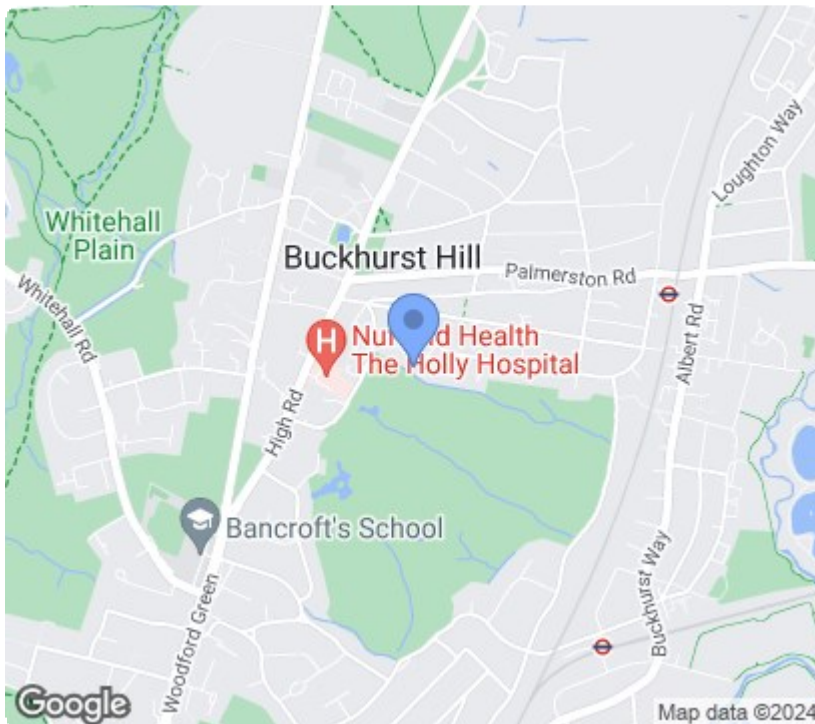


## Ground Floor

Approx. 2.8 sq. metres (30.1 sq. feet)



Total area: approx. 57.7 sq. metres (621.2 sq. feet)



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	78	England & Wales		EU Directive 2002/91/EC	

**Buckhurst Hill Office**  
62-64 Queens Road  
Buckhurst Hill  
IG9 5BY

**London Office**  
33 Cavendish Square  
London  
W1G 0PW

**Head Office**  
119 High Road  
Loughton  
IG10 4LT

**Contact Details**  
OFFICE 020 8559 7474  
ADMIN 020 8559 2000  
FAX 020 8281 7778  
[www.edwardtaub.co.uk](http://www.edwardtaub.co.uk)

