



**23 Cedar Close, Buckhurst Hill, Essex, IG9 6EJ**

**Offers in excess of £300,000**

VACANT NO CHAIN

Edward Taub are pleased to offer this recently refurbished two bedroom first floor flat. The property is offered in excellent order and has undergone major works including a white gloss kitchen with appliances. Bathroom with bath and separate cubicle shower. The flat is close to shops and Central Line station and has ample off street parking. Council Tax Band D

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

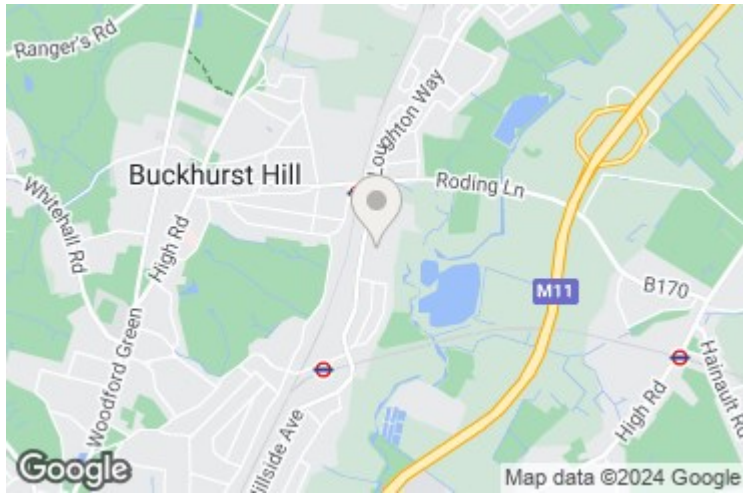
**London Office**  
33 Cavendish Square  
London  
W1G 0PW

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119 High Road  
Loughton  
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**Contact Details**  
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[www.edwardtaub.co.uk](http://www.edwardtaub.co.uk)



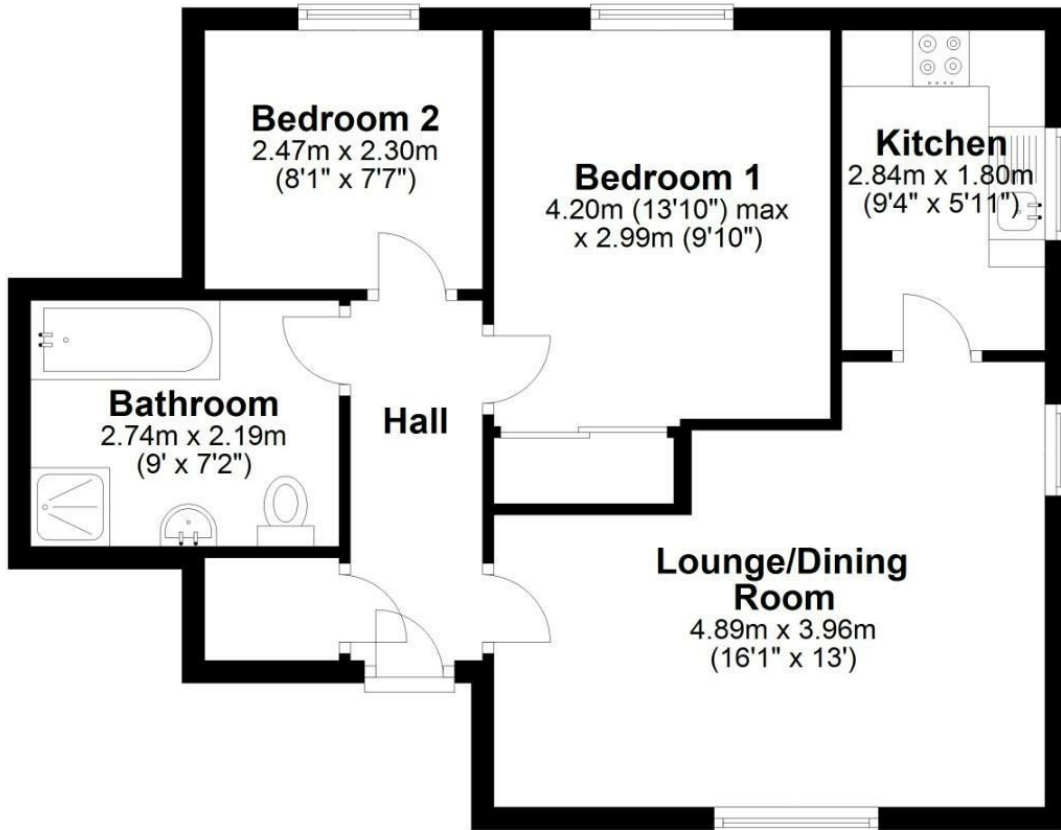
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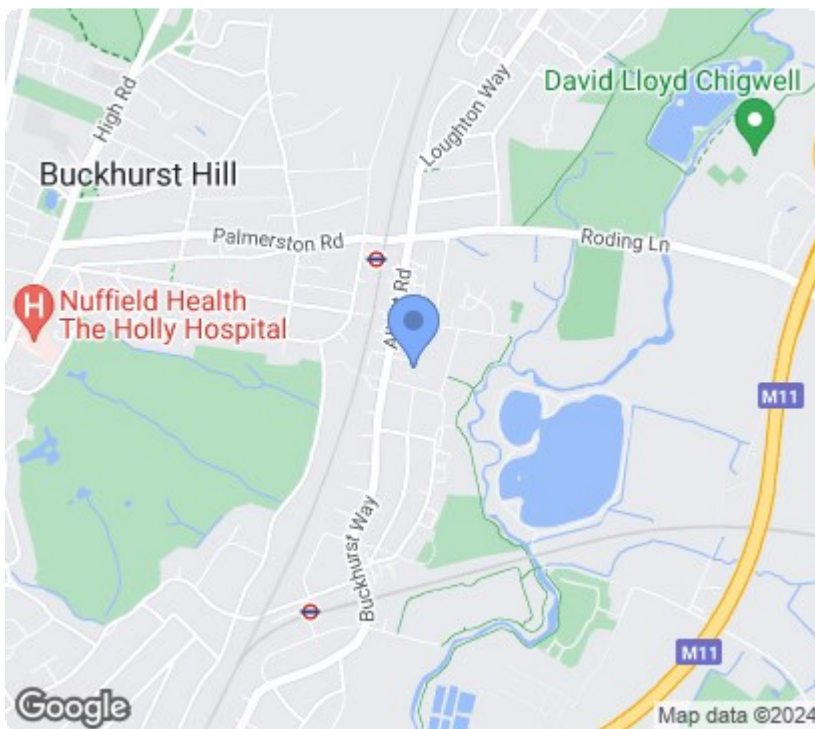


## First Floor

Approx. 51.5 sq. metres (554.4 sq. feet)



Total area: approx. 51.5 sq. metres (554.4 sq. feet)



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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