



Hornbeam Road, Buckhurst Hill, IG9 6JU

Guide Price £300,000 - £325,000

- Large Living/Dining Room
- Three Bedrooms - Two Double / One Single
- Beautiful Views over Essex Countryside
- First Floor Leasehold Flat - CHAIN FREE
- Modern Kitchen
- Off-Street Parking
- Close to Local Amenities & Public Transport
- Lease Length Remaining - 89yrs / Ground Rent - £10.00 pa / Service Charge - £785.56 pa

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This first-floor leasehold flat is offered on a CHAIN-FREE basis. The property features a large living/dining room, providing ample space for relaxation and entertaining guests. The property boasts a spacious and well-designed layout, perfect for a family or those seeking a comfortable living environment. The modern kitchen is fully equipped, offering a convenient and stylish culinary experience. With three bedrooms - two doubles and one single - there is plenty of accommodation for family members or guests.

One of the standout features of this property is the stunning views it offers over the picturesque Essex countryside. Additionally, off-street parking is available, ensuring convenience for residents and their guests.

Situated in a sought-after location, this property also benefits from being in close proximity to local amenities and public transport links. Whether it's nearby shops, schools, or leisure facilities, residents can enjoy the ease of accessing everything they need.

This property is offered on a leasehold basis, with a remaining lease length of 89 years. The Service Charge is approximately £785.56 per annum, while the Ground Rent is approximately £10 per annum. These figures make this property an attractive option for those seeking both quality and affordability.

Don't miss out on the chance to make this property your dream home. To arrange a viewing, please call our Sales team.



Council Tax Band: C



Lounge/Dining Room
16'7" x 11'8"

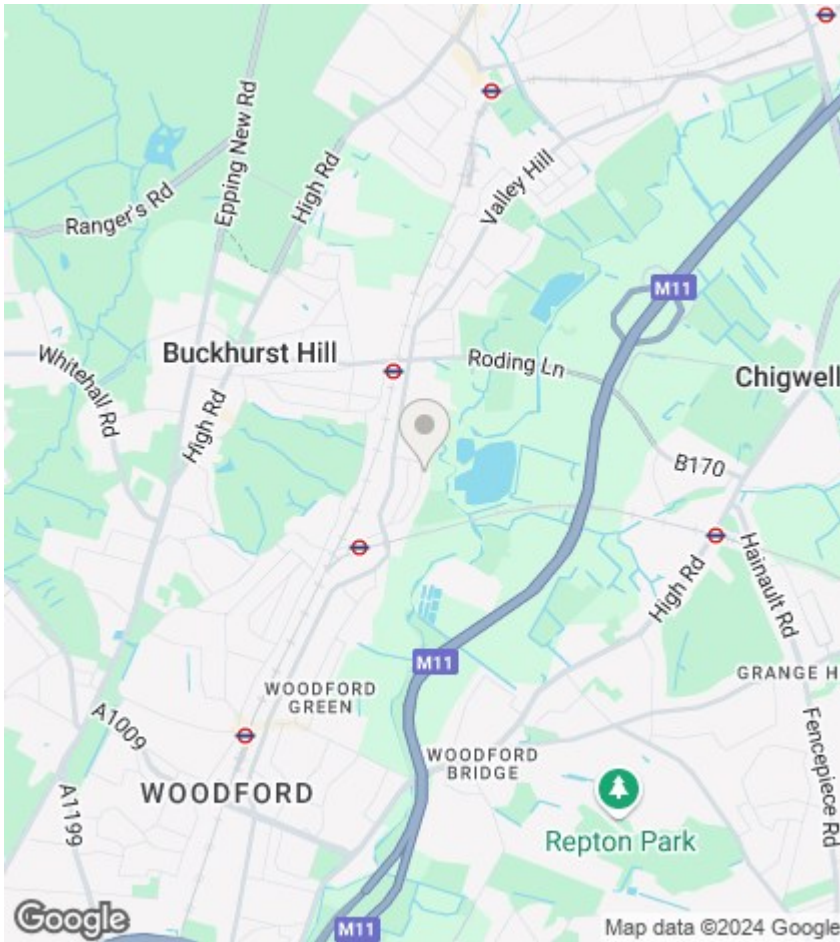
Kitchen
10'2" x 9'6"

Bedroom 1
12'10" x 12'8"

Bedroom 2
11'8" x 9'10"

Bedroom 3
11'8" x 6'7"

Shower Room
6'0" x 4'11"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating

C

Council Tax Band

C

Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

First Floor

Approx. 77.6 sq. metres (835.5 sq. feet)

