



Wimborne Close, Buckhurst Hill, IG9 5DN

Guide Price £475,000

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- 10 Min Walk to Buckhurst Hill Station
- Own Garage and Garden
- Great Location for Shop and Restaurants
- Lease length 933 years remaining, Ground rent only £10pa
- Spacious Two Bedroom Maisonette
- Next to Knighton Wood
- Two Bathrooms
- Council Tax Band C: £1,928.99

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Nestled in the charming area of Wimborne Close, Buckhurst Hill, this delightful maisonette offers a perfect blend of comfort and convenience. Built in 1959, the property boasts a generous living space of 984.3 square feet, making it an ideal home for families or professionals seeking a peaceful retreat that is close to Buckhurst Hill Station.

The maisonette features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. With two well-proportioned bedrooms, there is ample space for relaxation and rest. The property also includes two modern bathrooms.

This property is conveniently located next to Knighton Woods, offering beautiful natural surroundings for leisurely walks and outdoor activities. You also have your own private garden, allowing you to unwind in a relaxed atmosphere.

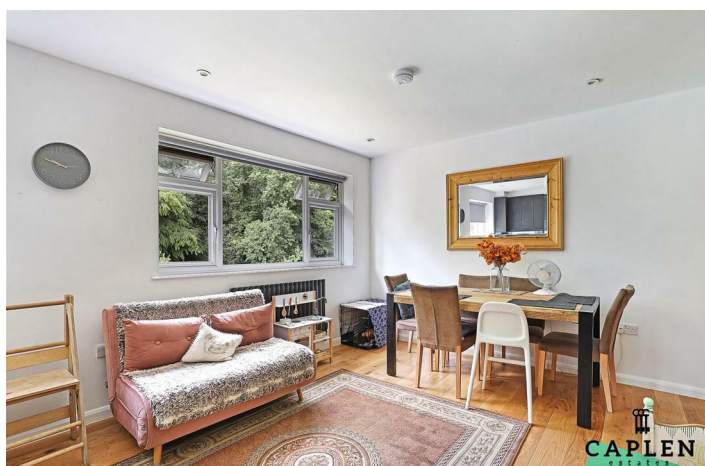
For those with vehicles, the property has its own garage and well as on street permit parking, adding to the convenience of this lovely maisonette. The layout spans two floors, providing a sense of space and privacy.

This property is not just a home; it is a lifestyle choice, situated in a desirable location that combines the tranquillity of nature with the accessibility of local amenities. It is an excellent opportunity for anyone looking to settle in the desirable area of Buckhurst Hill. Please call the office to book a viewing.

Lease length 933 years remaining, Ground rent only £10pa



Council Tax Band: C



Kitchen/Dining Room
6.46 x 3.87 (21'2" x 12'8")

Living Room
4.60 x 3.22 (15'1" x 10'6")

Bathroom
3.32 x 2.03 (10'10" x 6'7")

Utility

Landing

Bedroom One
3.48 x 3.17 (11'5" x 10'4")

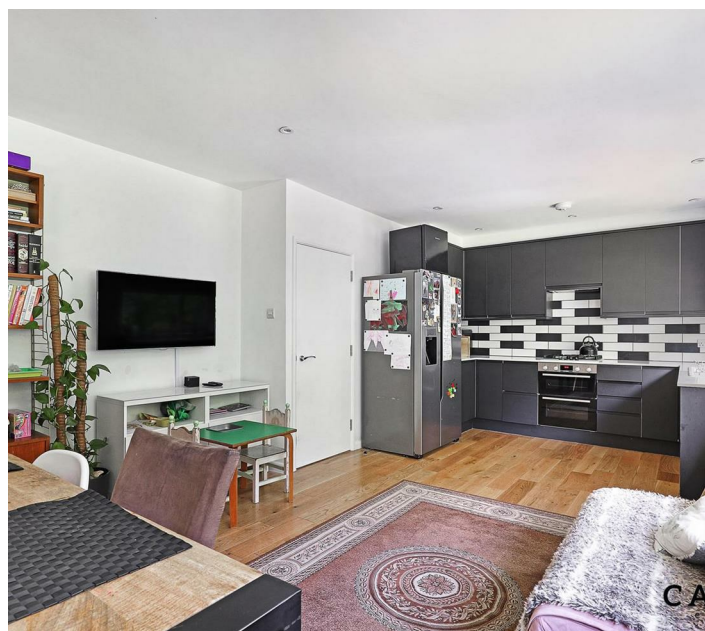
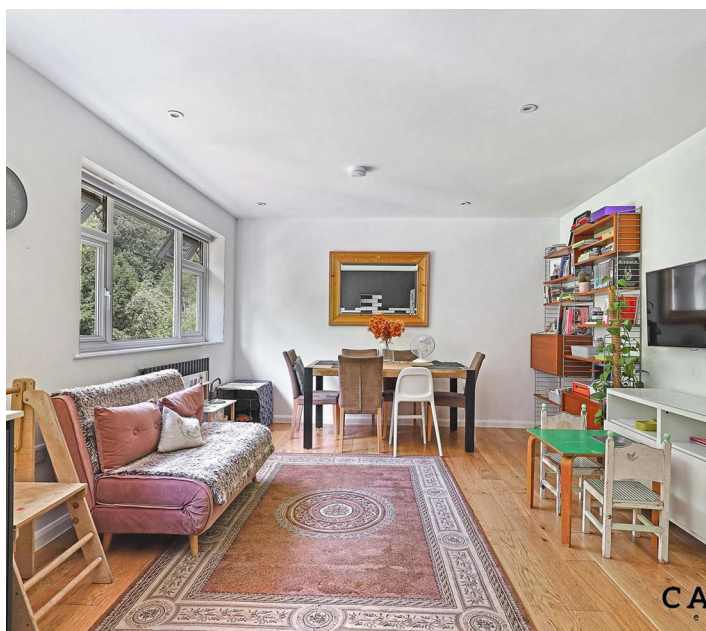
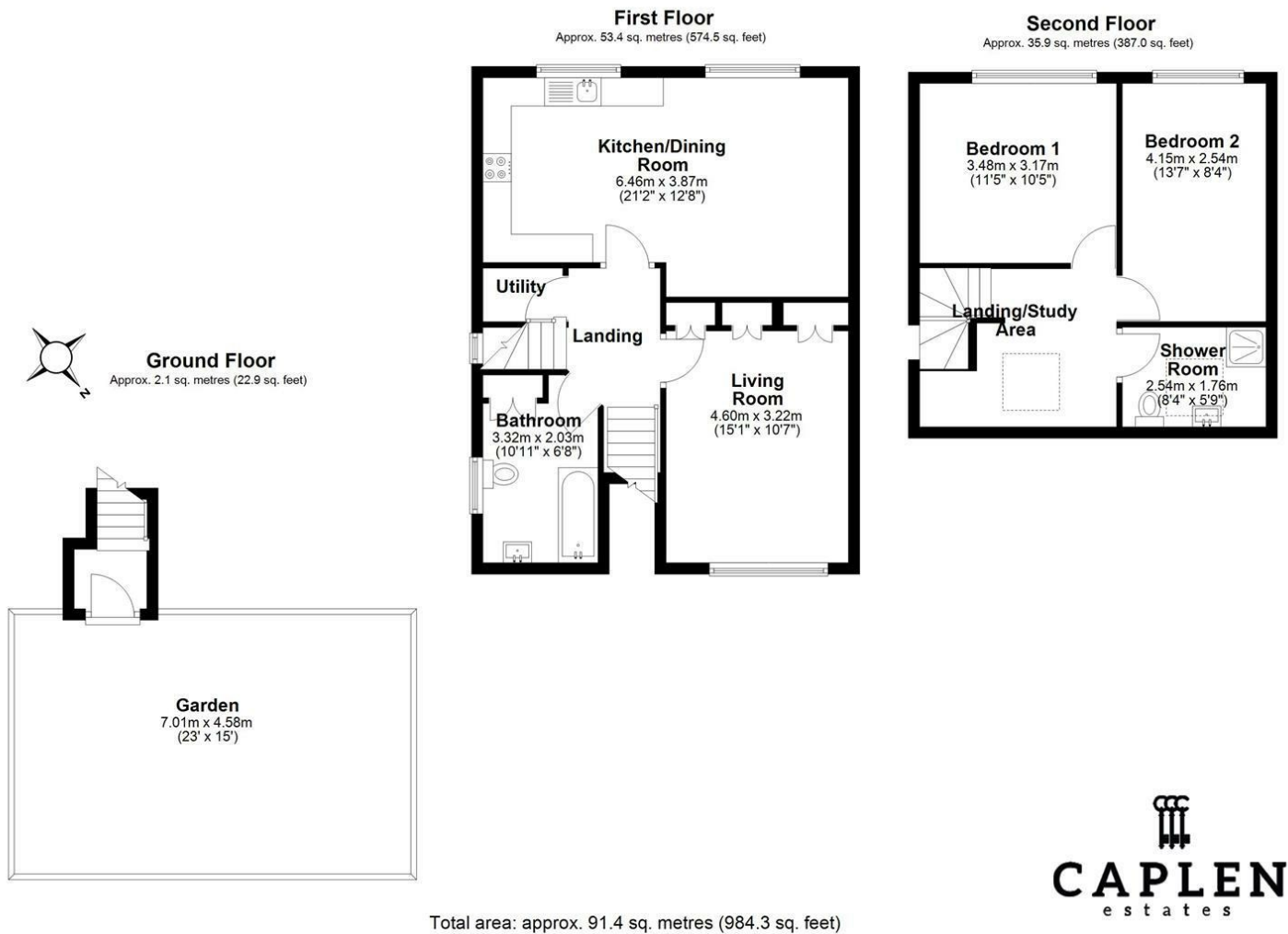
Bedroom Two
4.15 x 2.54 (13'7" x 8'3")

Shower Room
2.54 x 1.76 (8'3" x 5'9")

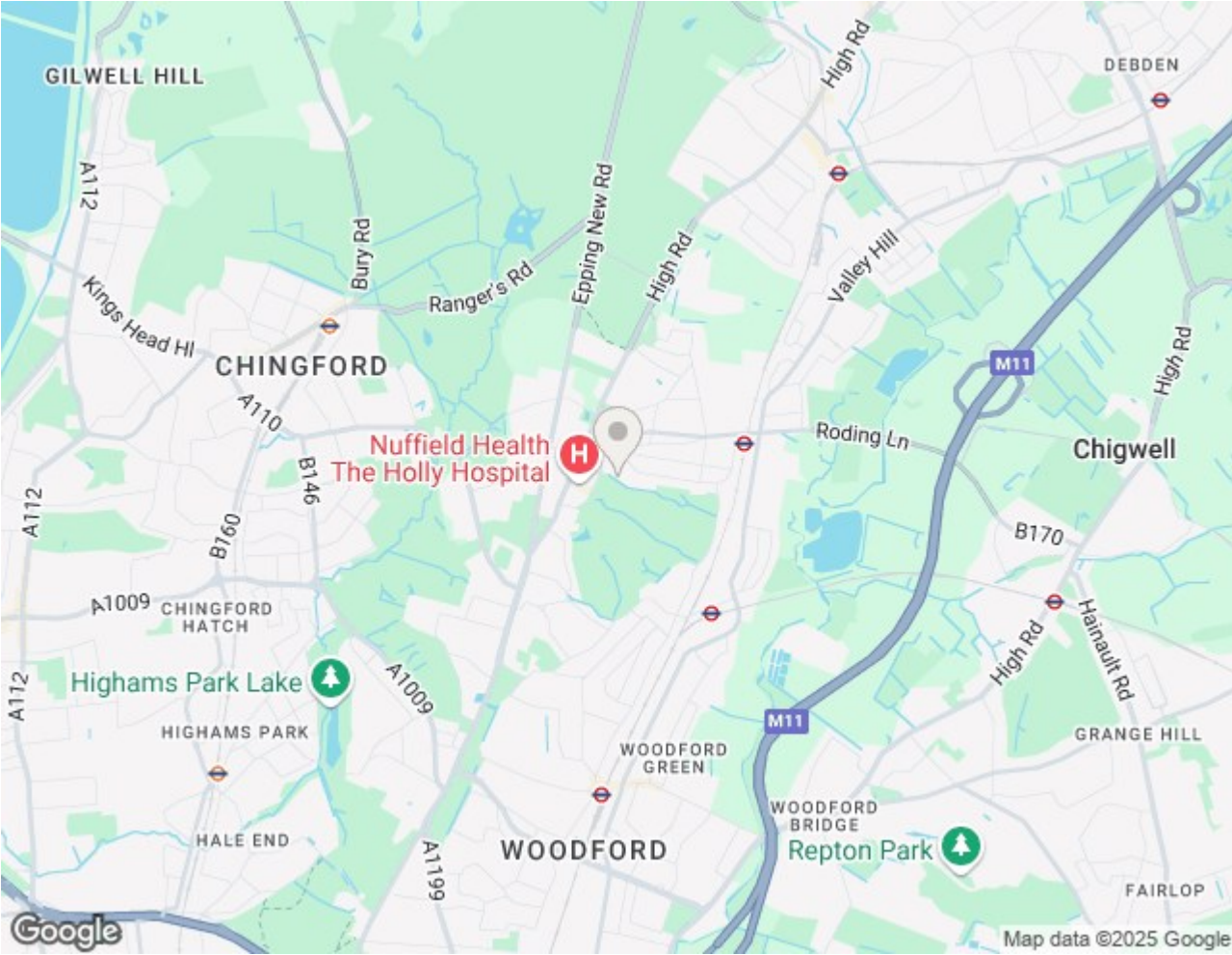
Landing/Study Area

Garden
7.01 x 4.58 (22'11" x 15'0")

Garage







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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.