

INCORPORATING...

brian **dadd** commercial

**FOR SALE**

**£325,000**

- Large 1st Floor One Bedroom Flat
- Potential to extend (STPP)
- Double Glazing
- Gas Central Heating
- Close to station - Central Line
- Chain Free
- New 125 year Lease
- Council Tax Band - C

CONTACT: 020 8506 9800  
loughton@clarkehillyer.co.uk  
www.clarkehillyer.co.uk

**180A QUEENS ROAD, BUCKHURST HILL, ESSEX, IG9  
5BD**



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

## 180A QUEENS ROAD, BUCKHURST HILL, ESSEX, IG9 5BD

Clarke Hillyer are delighted to offer this charming 1-bedroom flat benefitting from large rooms, double glazing and gas-fired central heating (untested). The premises may be suitable for extension and/or reconfiguration, subject to gaining the necessary consents.

The property is situated on Queens Road, which is the main shopping area of Buckhurst Hill, with numerous cafes and restaurants as well as many other independent traders. Buckhurst Hill Underground Station is on the Central Line and provides a regular service into Central London and out to Epping.

### Entrance

Via communal door to communal entrance lobby, own door to stairs to first floor landing with built-in storage cupboards, power point and doors to:

### Reception Room

17'5 x 13'7

Large double-glazed picture window to front aspect, radiator, feature fire place, power points, carpet.

### Bedroom

11'8 x 10'10

Double-glazed window to rear aspect, fitted double wardrobes with draws, radiator, power points, carpet.

### Bathroom

Obscure double-glazed window to side aspect, fitted bathroom suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level toilet, shaver point, radiator, fitted mirrored bathroom cabinet, part-tiled walls, loft access.

### Kitchen

11'8 x 7'5

Double-glazed window to rear access, fitted wall and base units, built-in oven, hob, extractor fan, stainless steel sink unit with mixer tap, wall-mounted combination boiler, plumbed for washing machine, radiator, power points, part-tiled walls.

### Dining Area

10'6 x 7'11

Double-glazed window to side aspect, radiator, power point, carpet.



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CLARKE  
HILLYER  
EST 1885

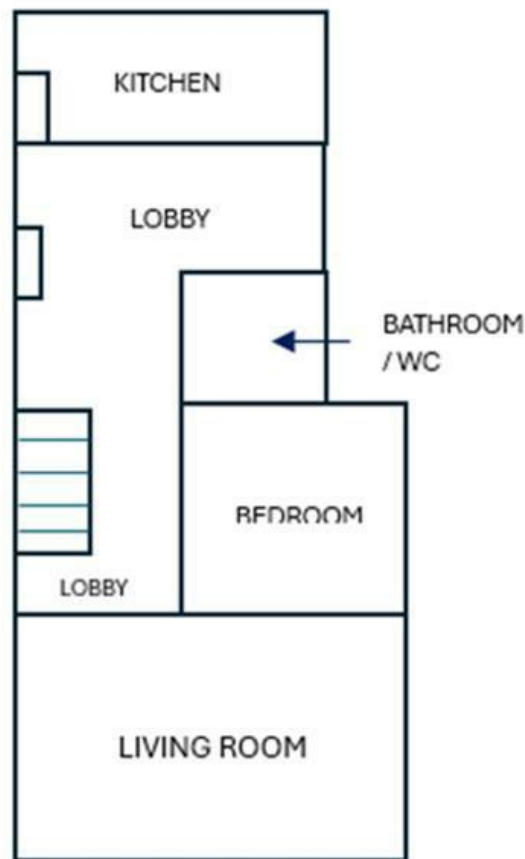
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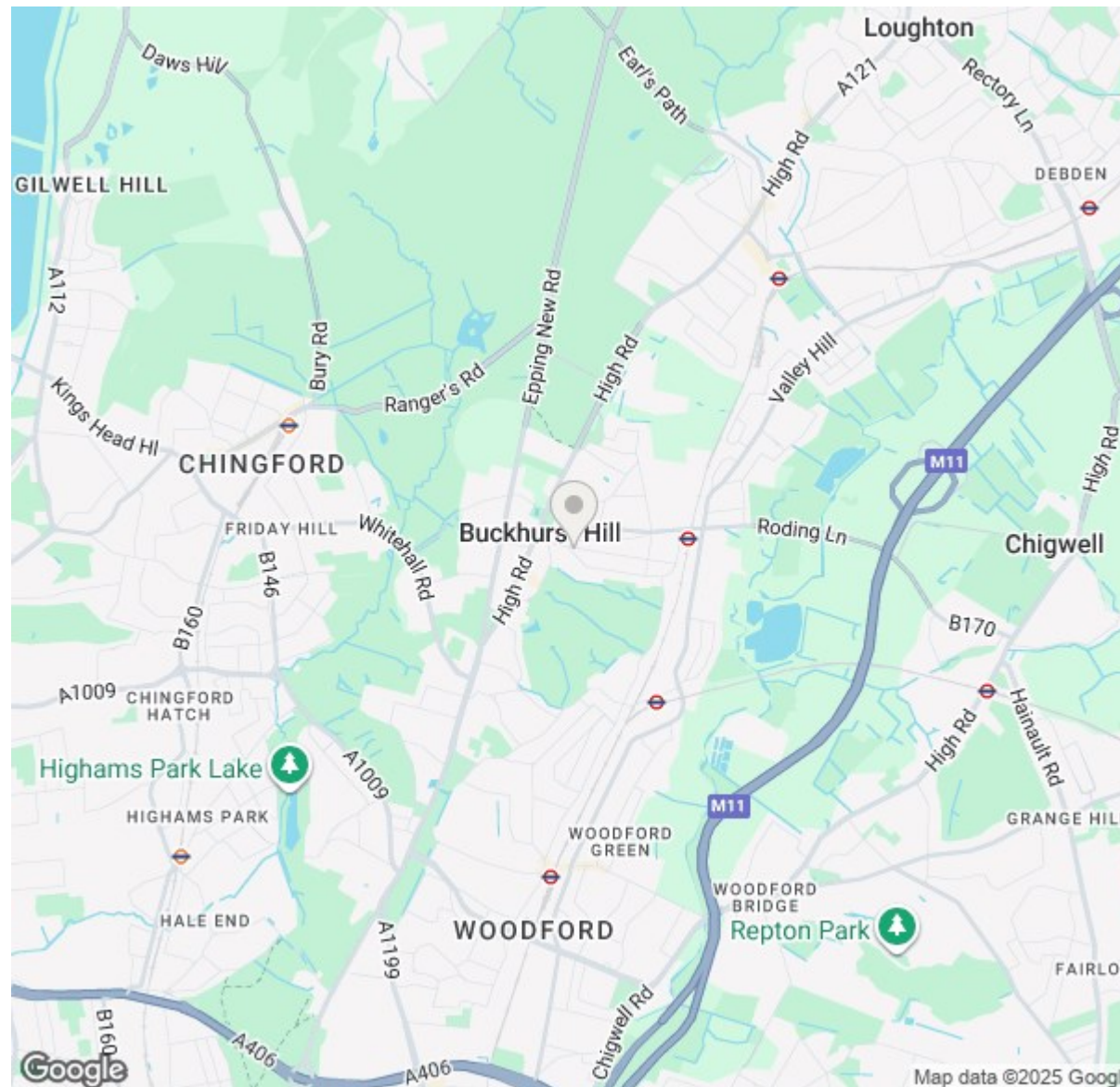
FIRST FLOOR

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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RESIDENTIAL