







## 26 Hawsted Buckhurst Hill, IG9 5SS

A chain-free spacious two-bedroom apartment with stunning balcony views. Located in a highly sought-after setting, this exceptional two double bedroom apartment offers an impressive 1,286 sq. ft. of stylish and well-proportioned living space, complemented by breathtaking balcony views over the cricket ground and surrounding forest.

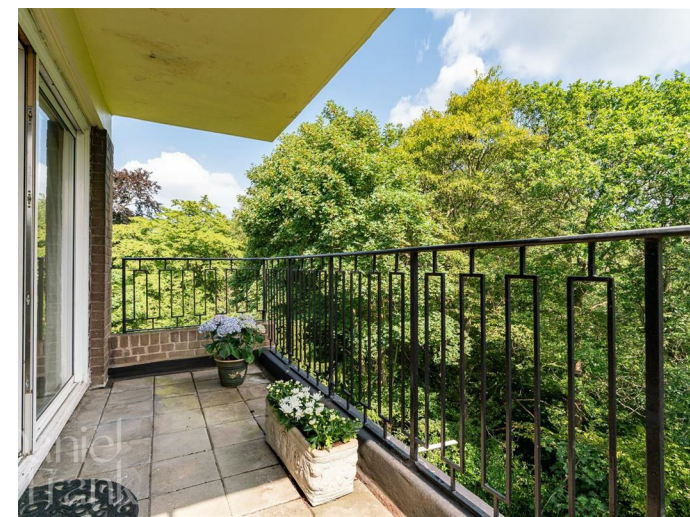
Situated on the third floor, the heart of the home is the expansive lounge and dining area, filled with natural light from large windows and sliding doors that open directly to the balcony – the perfect place to relax or entertain while soaking in the panoramic scenery. The fitted kitchen is generously sized, offering excellent storage, worktop space, and a bright front-aspect window.

The master bedroom features fitted wardrobes and a modern en-suite shower room. The second double bedroom is equally well-proportioned, with views across the cricket ground.

Off the spacious hallway are two storage cupboards and a contemporary shower room, adding to the apartment's practicality. Additional storage space is available on the communal landing.

The property benefits from double glazing throughout, is served by both lift and stair access, and enjoys well-maintained communal areas. It also includes a garage en-bloc.

**Tenure** Leasehold - Share of Freehold  
**Council** Epping Forest





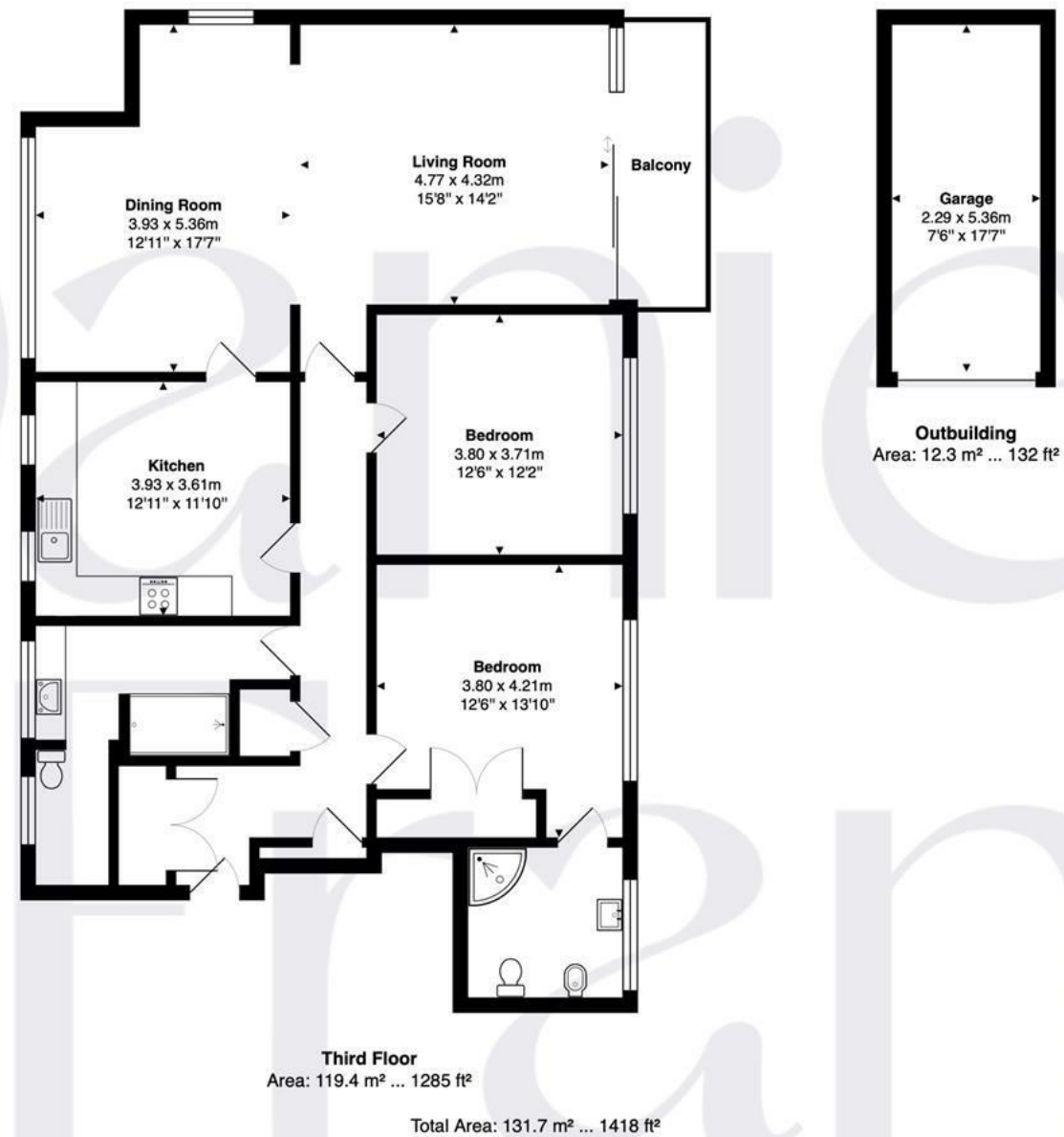


Your Next Chapter





Your Next Chapter



FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)





## WHY BUCKHURST HILL?

Buckhurst Hill as an area offers everything you need. Queens Road is located in the centre of Buckhurst Hill and covers all essential needs with Waitrose being the main supermarket as well as popular cafes, coffee shops and restaurants. Having Knighton Woods and Roding Valley Nature Reserve on your doorstep is yet another perk of living here. Buckhurst Hill Football Club & Buckhurst Hill Cricket Club are both easily accessible and provide sporting opportunities for the local community. In terms of schools there are a choice of both private and highly regarded state schools in the area.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

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

