



High Road, Buckhurst Hill, IG9

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**This spacious second-floor apartment benefits from having a recently refurbished kitchen and is well-presented throughout. With ample storage and unallocated parking, the apartment also includes a balcony alongside well-presented communal gardens.**

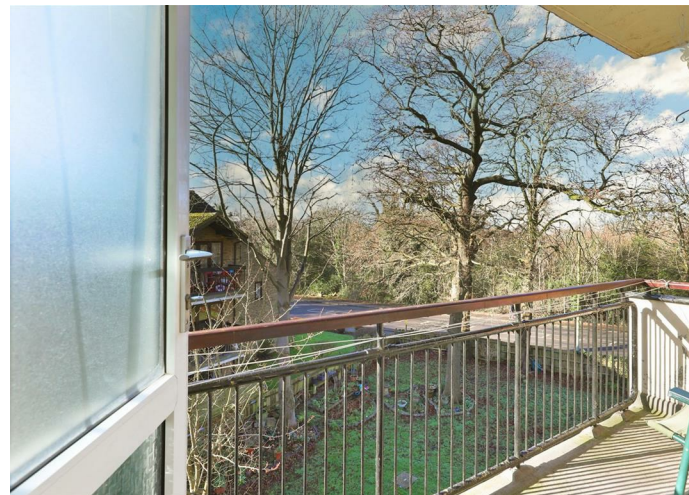


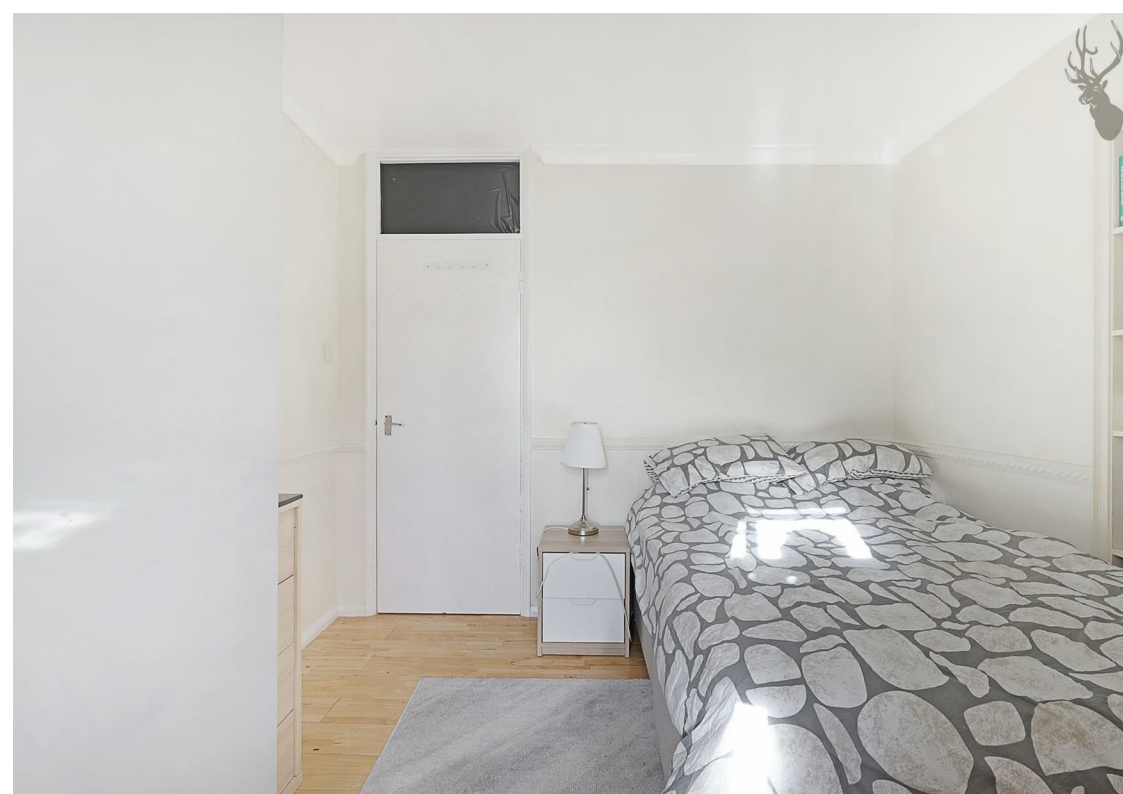
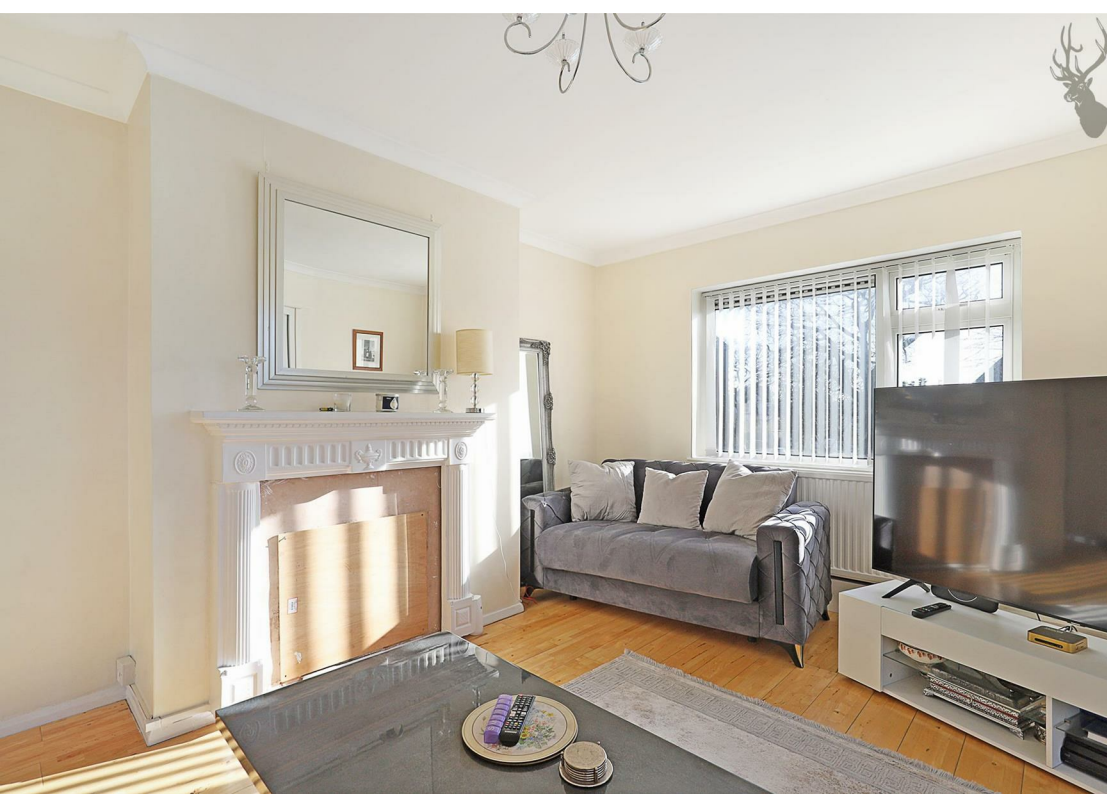
## Leasehold

- Walking distance to Queens Road and Central Line Station
- Over 800sq ft of living accommodation
- Off street parking
- Second floor apartment
- Communal gardens
- External storage unit

This three-bedroom apartment on the High Road is a rare find on the market. The property offers a comfortable and contemporary living space with three double bedrooms, ample storage, a recently renovated kitchen, and a bright, airy dual-aspect living room with a balcony. Additional advantages include an entry phone system, an external storage unit, an unallocated parking area, communal gardens, and low service charges. The property will also come with a new lease upon completion.

For commuters, convenient access to the Buckhurst Hill Central Line, bus routes, and the M25 and M11 for vehicular travel simplifies transportation. Just a short walk away is Queens Road, where essential amenities, including a Waitrose supermarket, boutiques, cafes, and various independent retail shops, can be found. The area is sought after for its highly-rated schools, making it appealing for families. Sports enthusiasts will appreciate the proximity to numerous sports clubs, including local football teams, cricket and golf clubs, and the David Lloyd leisure center.

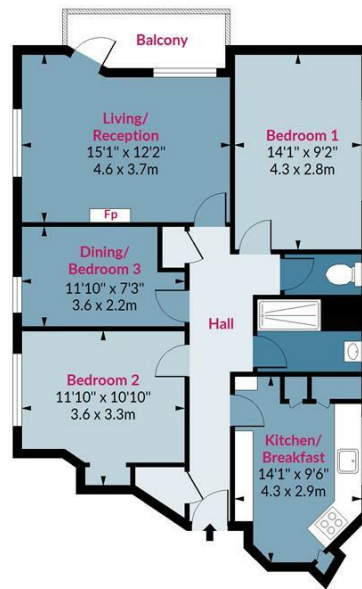




## High Clere, IG9

Approx. Gross Internal Area 794 Sq Ft - 73.76 Sq M  
Approx. Gross Balcony Area 43 Sq Ft - 3.99 Sq M

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### Second Floor

Floor Area 794 Sq Ft - 73.76 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 13/2/2024

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.