



Station Way, Buckhurst Hill, IG9

BUTLER & STAG



Two-bedroom first-floor apartment situated just a stone's throw away from Roding Valley Central Line Station, offering just under 700 sq ft of internal living in the heart of Buckhurst Hill.



- Two Bedroom First Floor Maisonete
- Well Presented Throughout
- Short Walk To Roding Valley Central Line Station
- Private Rear Garden
- Close To Queens Road
- Must Be Seen

Accessed via a private ground-floor entrance, the property opens into a welcoming hallway with stairs leading to the main accommodation. The first floor comprises a bright and well-equipped kitchen, a modern bathroom, and a useful storage room. Two generously sized bedrooms provide flexible living, with the principal bedroom complemented by another further bedroom that can serve as guest rooms, a nursery, or a home office. A central landing completes the layout, offering a practical flow throughout the home.

Perfectly located for modern living, the property is within easy reach of excellent transport links, including nearby rail services for swift access into Central London. Local shops, cafés, and everyday amenities are just a short stroll away, while a choice of well-regarded schools and green open spaces make the area particularly attractive to families.

Living in Buckhurst Hill offers the perfect balance of town and country. Nestled on the edge of Epping Forest, the area provides an abundance of green open spaces for walking, cycling, and outdoor leisure, while still being exceptionally well-connected to Central London via the Central Line.

The bustling Queens Road is at the heart of the community, lined with boutique shops, stylish cafés, restaurants, and everyday conveniences. Families are drawn to the area for its highly regarded schools and welcoming community feel, making Buckhurst Hill one of Essex's most sought-after locations for those seeking both lifestyle and convenience.

Council Tax Band C

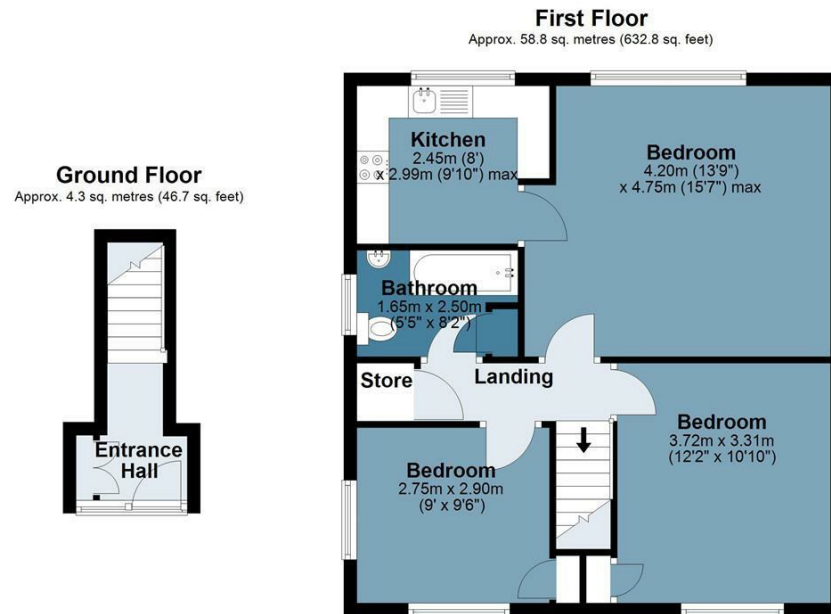




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Approx. Gross Internal Area 63.1 Sq M (679.5 Sq Ft)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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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.

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