



WHERE STANDARDS MATTER

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Buckhurst Hill House, Queens Road, Buckhurst Hill, IG9

**** CHARACTER ONE BED CONVERSION FLAT **FULL REDCORATION BEING COMPLETED******
GROUND FLOOR ** ** CLOSE TO SHOPS AND RESTAURANTS * ** DOUBLE BEDROOM ** ****
UNFURNISHED ** ** MODERN BATHROOM AND KITCHEN ** GATED PARKING
SPACECOMMUNAL GARDEN** Available 27th May on a minimum 12 months tenancy** ** EPC**
rating: D. Council Tax B

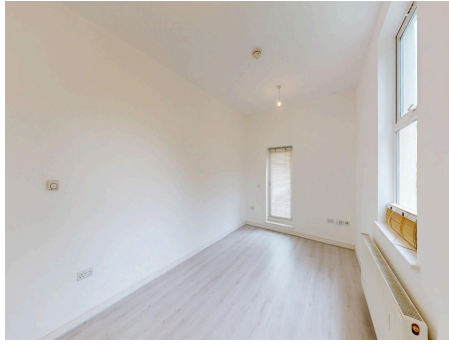
Rent: £1,395 - Monthly



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Lounge

5.11m (16'9) x 3.9m (12'10)



Kitchen

3.27m (10'9) x 2.37m (7'9)



Bedroom

4.09m (13'5) x 3.3m (10'10)

Plus large built in wardrobe/cupboard



Bathroom

2.92m (9'7) x 1.58m (5'2)



Exterior

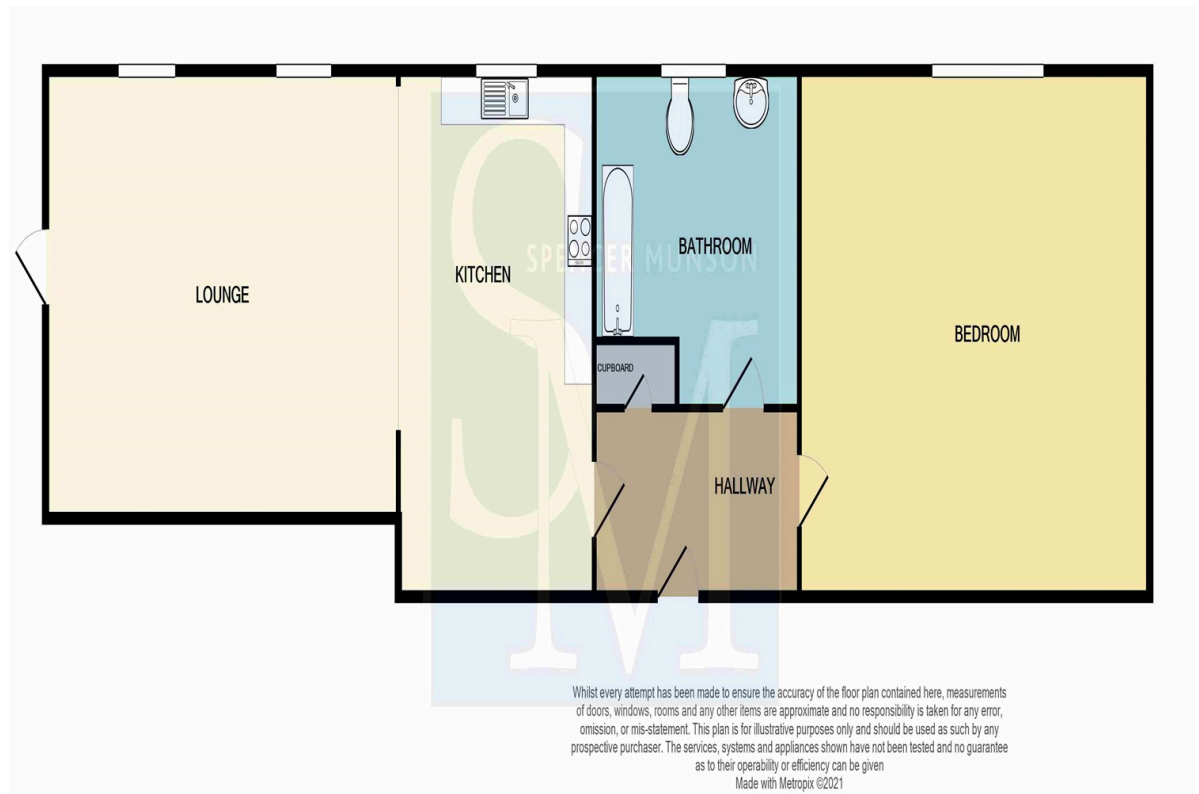


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	67	72
39-54 E		
21-38 F		
1-10 G		

Spencer Munson are pleased to offer this one bedroom apartment within a converted manor house. The property is located at the top of the popular Queens Road in Buckhurst Hill, within walking distance of the station, shops and restaurants. There is one large double bedroom, modern bathroom and kitchen as well as a gated parking area with one allocated space. The property is having a full redecoration and painted a neutral shade and benefits from double glazing and gas central heating. Available 27th May on an unfurnished basis. EPC Rating: D. Council Tax B

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Disclaimer

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.