

HORNBEAM ROAD,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Well located one bedroom first floor flat | Excellent location for the Central Line | Spacious lounge / dining room | Fitted kitchen | Bathroom with white suite | Double glazing & gas central heating | Roding Valley nature reserve close by | Own section of garden | EPC rating E47

**Guide Price**  
**£250,000**

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Perfect for first time buyers or investors alike, is this well proportioned first floor one bedroom flat. The property forms part of a small purpose built block of just four flats and has its own section of garden.

#### Location

Hornbeam Road is ideally situated just a short walk from Roding Valley and Buckhurst Hill Central Line Stations, with its links to the City, Canary Wharf and West End. Station Way's parade of shops and Queens Road's cafes, restaurants, boutique shops and Waitrose are also a walk away. There are plenty of leisure pursuits on offer being surrounded by Epping Forest, Roding Valley Nature Reserve situated opposite the flats and a range of sports clubs in the local area.

#### Interior

The accommodation commences with a welcoming entrance hall with two large storage cupboards. The lounge / dining room size room with wooden flooring and a feature fireplace and opens onto a fitted kitchen with ample space for both appliances and storage. The bedroom is a good size double room, served by a bathroom with a white suite. The flat is double glazed and has gas central heating.

#### Exterior

The front of the property has communal gardens with a secure entry system into the flats. To the rear of the block this property has its own garden area with an extensive lawn and mature planting.

#### Measurements

Entrance hall; Lounge / Dining room 14'0 x 10'6; Kitchen 7'0 x 6'0; Bedroom 12'0 x 11'0; Bathroom

## First Floor

Approx. 431.4 sq. feet



Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.  
Details Prepared on 14th September, 2021