

HORNBEAM CLOSE,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Bright and spacious duplex apartment | Two double bedrooms | Contemporary fitted kitchen | Great size lounge with balcony | Modern family bathroom | Gas Central Heating & double glazing | Communal gardens | Offered with no onward chain | Central Line & schools close by | EPC rating D67 / Council Tax band C

**Guide Price**  
**£335,000**



This spacious two bedroom duplex maisonette has been totally transformed by the present owners, creating a wonderfully bright and airy apartment. Features include a contemporary kitchen/breakfast room, generously proportioned lounge and balcony, two double bedrooms, a modern bathroom, and the flat is ideally located for the Central Line and schools.

### **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. Queens Road's cafes, restaurants, boutique shops and Waitrose are a walk away, and the area is well served with both state and independent schools including the popular Buckhurst Hill Primary School. For leisure pursuits, there is Epping Forest, Roding Valley Nature Reserve, tennis and cricket clubs and there is a David Lloyd Club conveniently close by.

### **Interior**

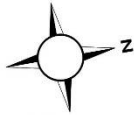
The apartment commences with a welcoming entrance hall with stairs to the upper floor. The wood effect flooring in the hall extends to the lounge and there is a handy storage cupboard. The fitted kitchen/breakfast room is a great size with contemporary white kitchen units with contrasting worktops, integrated appliances, storage and ample space for a table. The lounge is a wonderfully bright room with windows the full width of the room along with a door to the balcony. To the upper floor there are two well appointed double bedrooms along with a family bathroom with a modern white suite.

### **Exterior**

There are extensive communal gardens to the rear which has lawn and drying areas and there is also a handy external storage shed/cupboard.

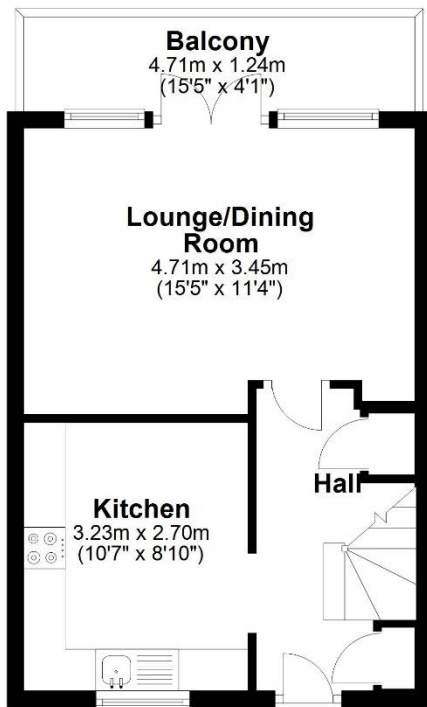
### **Agent's note**

We are informed by the owners that the flat presently has a lease with 86 years remaining, although the owner would consider extending the lease, adding a further 90 years if the right offer is received. There is a ground rent payable of £10 per annum with a service charge presently payable of £78.56 per month.



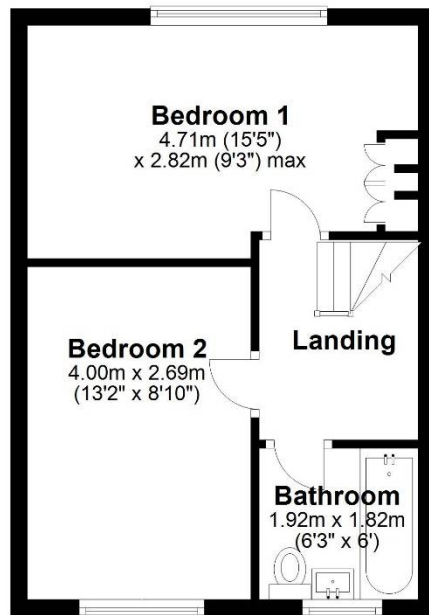
### Third Floor

Approx. 31.9 sq. metres (343.5 sq. feet)

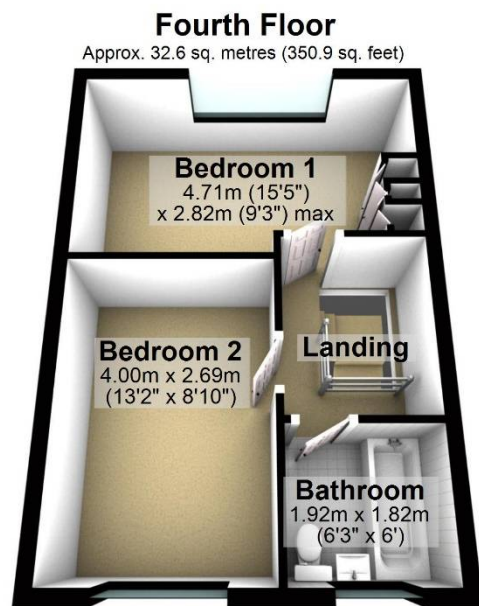
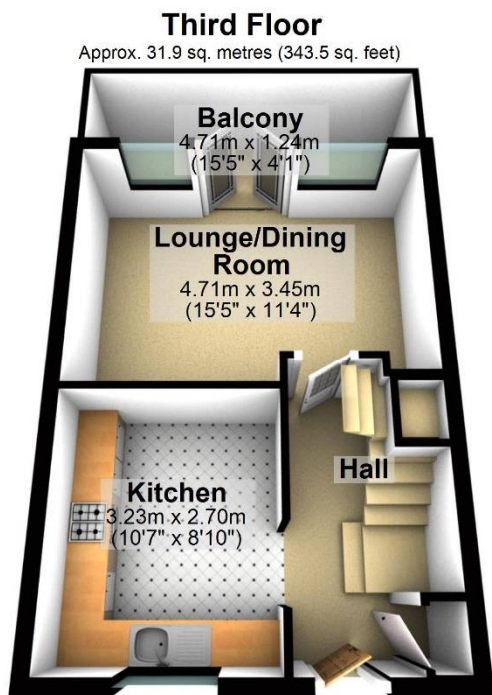


### Fourth Floor

Approx. 32.6 sq. metres (350.9 sq. feet)



Total area: approx. 64.5 sq. metres (694.4 sq. feet)



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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 17th May, 2024