

CASCADE ROAD,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Renovated two bedroom ground floor purpose-built maisonette | Modern kitchen and bathroom | Neutral decor throughout | No onward chain | Spacious lounge / dining room | Allocated parking to the front of the property | Quiet location, opposite open protected land with green spaces on the doorstep | Queens Road's boutique shops a stroll away | Close to Buckhurst Hill Central Line Station | EPC rating C / Council Tax Band D

**Guide Price**  
**£330,000**



Ideally positioned in a quiet no through road, opposite open land, is this well presented two bedroom ground floor purpose-built maisonette. The present owner has completely renovated the accommodation with a new kitchen, bathroom and a neutral decor throughout. Ready to move into and being sold with no onward chain.

### **Location**

Cascade Close is ideally located for Buckhurst Hill Central Line station, (five mins walk or thereabouts) with its direct services to the City, Canary Wharf and West End. Queens Road's cafes, restaurants, boutique shops and Waitrose Supermarket are a similar walk away. The area is well served with both state and independent schools, with Buckhurst Hill Community Primary School just around the corner. For leisure pursuits, there is Epping Forest, Roding Valley Nature Reserve, tennis and cricket clubs and a David Lloyd Club all within easy reach.

### **Interior**

The flat has its own front door to the hallway. The lounge / diner is a particularly spacious L-shaped room with a neutral decor and offering ample seating and dining space. The room has a nice aspect to the rear towards the communal grounds. The kitchen is fitted with a good range of white base and wall mounted units and freestanding appliances. There are two bedrooms, both being served by a bathroom with a newly fitted white suite and complementary tiling.

### **Exterior**

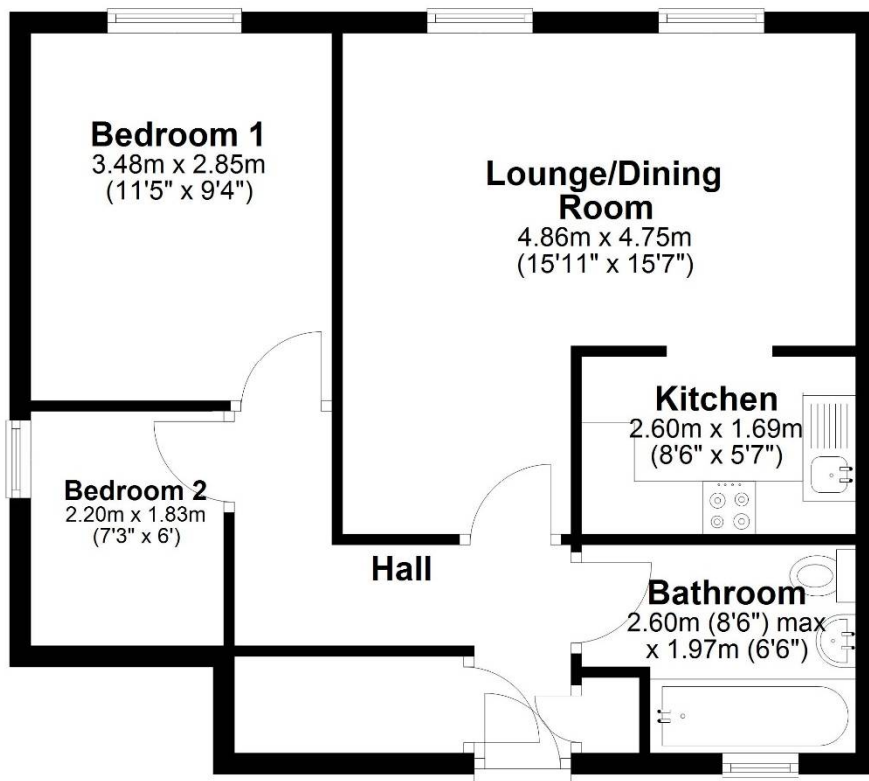
There is an allocated parking space for one car positioned directly to the front of the property. To the rear of the building is an area of communal grounds which is predominantly laid to lawn and there is a small patio area to front which can be enjoyed, facing onto open land.

### **Agent's Note**

We are informed by the vendor that the apartment is sold with a long lease with 118 years remaining. There is an annual ground rent payable of £147.50 and the service charge presently stands at £1,921.68 for the last 12 months.

## Ground Floor

Approx. 51.3 sq. metres (552.1 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 16th June, 2026