



700 High Road, Buckhurst Hill, IG9 5HY

Guide Price £400,000

- Chain Free Purchase
- Modern Fitted Kitchen With Integrated Appliances
- Master Bedroom With Fitted Wardrobes
- Private Large Balcony
- Two Bedroom Top Floor Apartment
- Spacious Lounge/Dinning Room
- Allocated Parking Space For One Car
- Located Near Knighton Woods, Queens Road Shops & Central Line Station

700 High Road, Buckhurst Hill, IG9 5HY

Guide Price £400,000 - £415,000

Caplen Estates has the pleasure in offering to the market this well presented two bedroom top floor apartment which is situated in Buckhurst Hill, Essex and offered on a Chain Free basis.

When entering the property via secure entry system the property offers a private porch leading to a large entrance hall giving access to a bespoke modern fitted kitchen with a range of units, integrated dishwasher, fridge/freezer, oven, gas hob which also houses the combi boiler.

The spacious lounge/diner has double aspect windows and access to a private balcony. There are two double bedrooms with the master bedroom benefiting from built in wardrobes and a stylish fully tiled shower room.

The property also includes one allocated parking space, visitor parking and is located with easy reach to Knighton Woods, Queens Road shops, restaurants, cafes and Buckhurst Hill Central Line Station. Call our sales team on 0203 937 7733 to arrange a viewing.



2



1

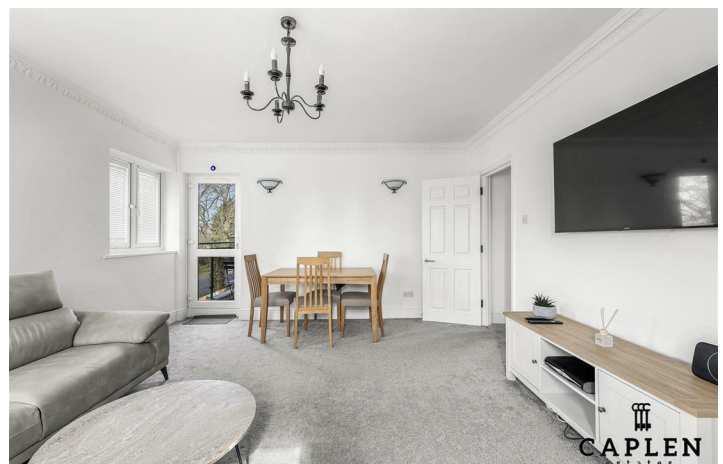


1



C

Council Tax Band: E



Living Room
4.32m x 4.95m (14'2" x 16'3")

Kitchen
3.40m x 2.29m (11'2" x 7'6")

Bedroom 1
4.55m x 3.76m (14'11" x 12'4")

Bedroom 2
2.16m x 3.38m (7'1" x 11'1")

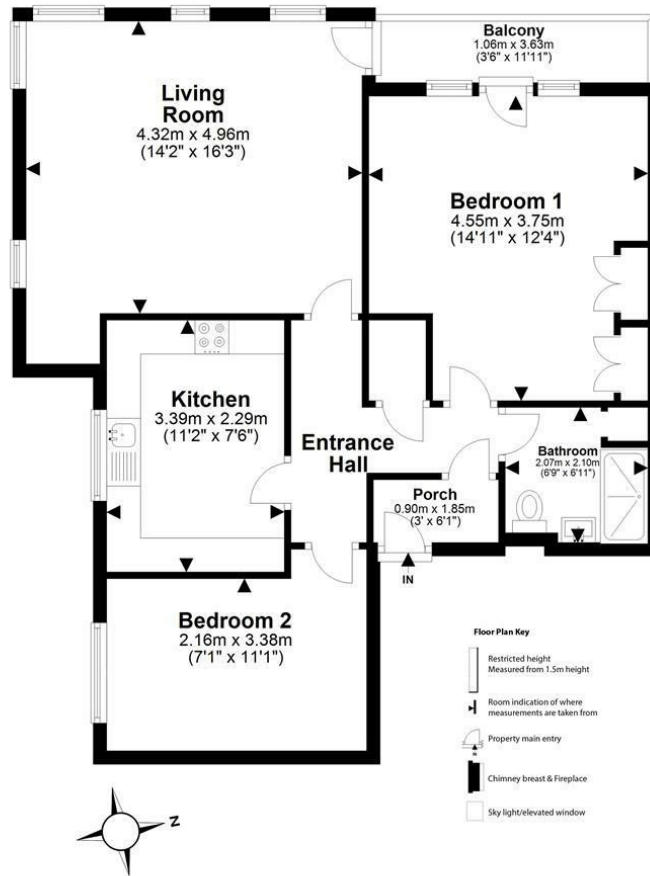
Bathroom
2.06m x 2.11m (6'9" x 6'11")

Balcony
1.07m x 3.63m (3'6" x 11'11")

Porch
0.91m x 1.85m (3' x 6'1")

Second Floor

Approx. 74.9 sq. metres (805.8 sq. feet)

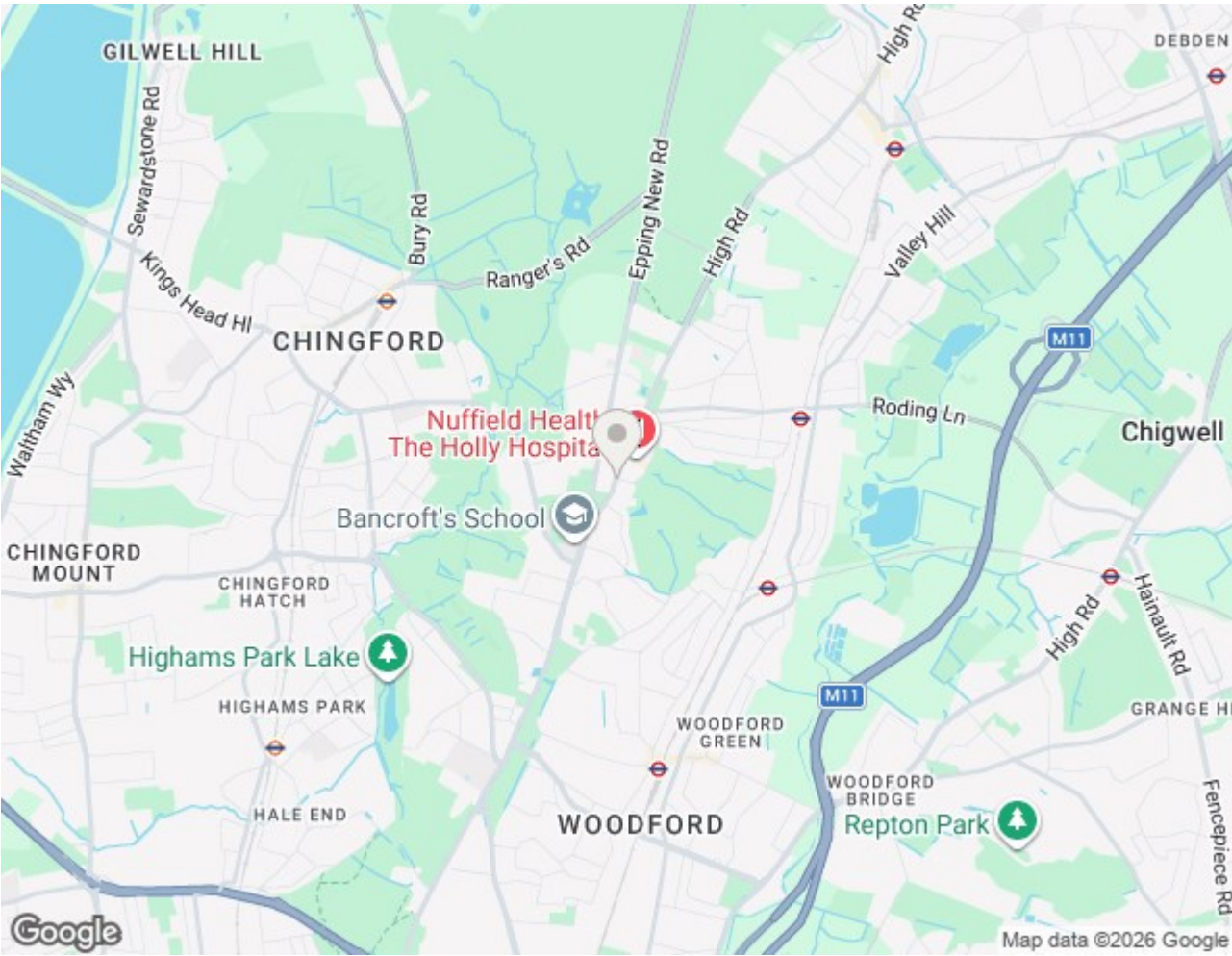


Total area: approx. 74.9 sq. metres (805.8 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating:

C

Council Tax Band

E

Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.