



Stag Lane, Buckhurst Hill, IG9 5TD

£450,000  Coultons

## PROPERTY SUMMARY

Set on the first floor of this modern and well-maintained development, this delightful two double-bedroom apartment offers spacious and contemporary living throughout. The property features a bright open-plan lounge, enhanced by a striking hexagonal bay window that floods the living space with natural light. The contemporary fitted kitchen is equipped with integrated appliances, while the accommodation is further complemented by a modern family bathroom and an en-suite shower room to the principal bedroom. Additional benefits include fitted wardrobes, double glazing, and gas central heating.

Residents also enjoy lift access, a secure allocated underground parking space, and access to beautifully maintained communal gardens.

We have been advised that the property is being sold with a share of the freehold and benefits from a lease with approximately 187 years remaining.

Stag Lane is conveniently located within easy reach of the popular Queens Road shopping area in Buckhurst Hill, offering an excellent selection of independent retailers, Waitrose supermarket, bars, restaurants, and coffee shops. Transport links are excellent, with local bus routes nearby and Buckhurst Hill Underground Station (Central Line) providing direct access into London.

In our opinion, this property would make an ideal purchase for a first-time buyer, professional couple, or someone looking to downsize.

Early viewing is highly recommended to fully appreciate everything this exceptional apartment has to offer.

2



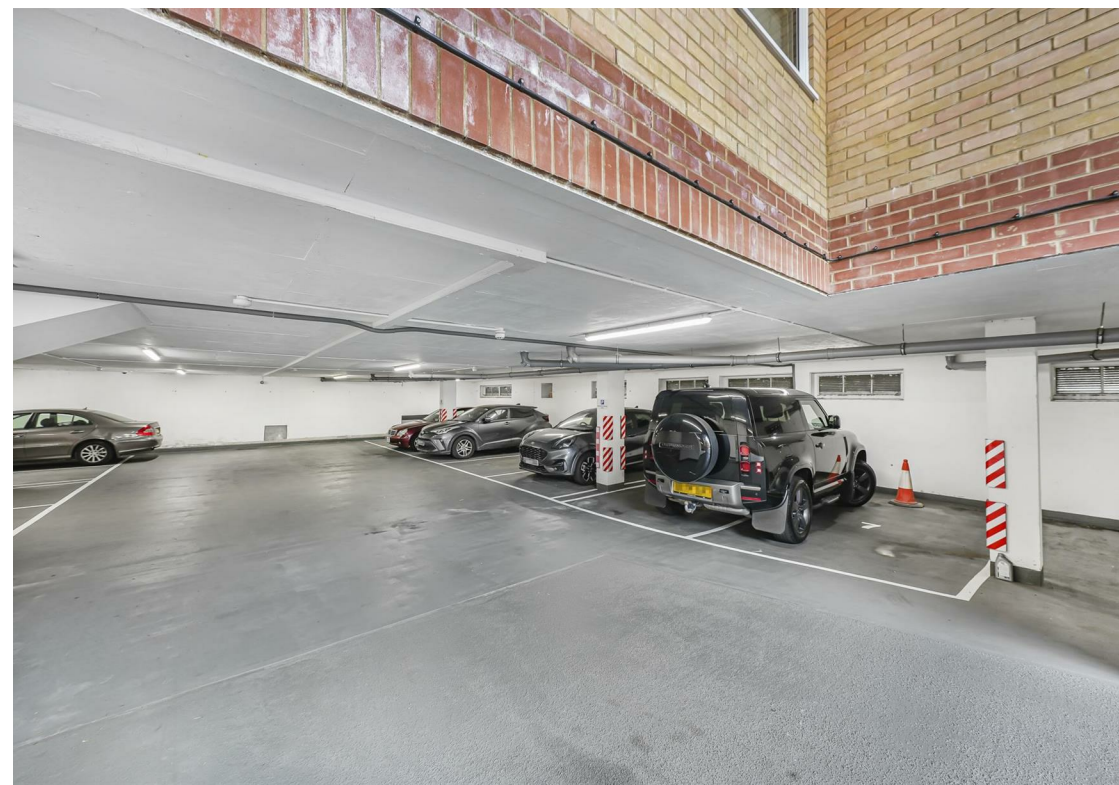
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1



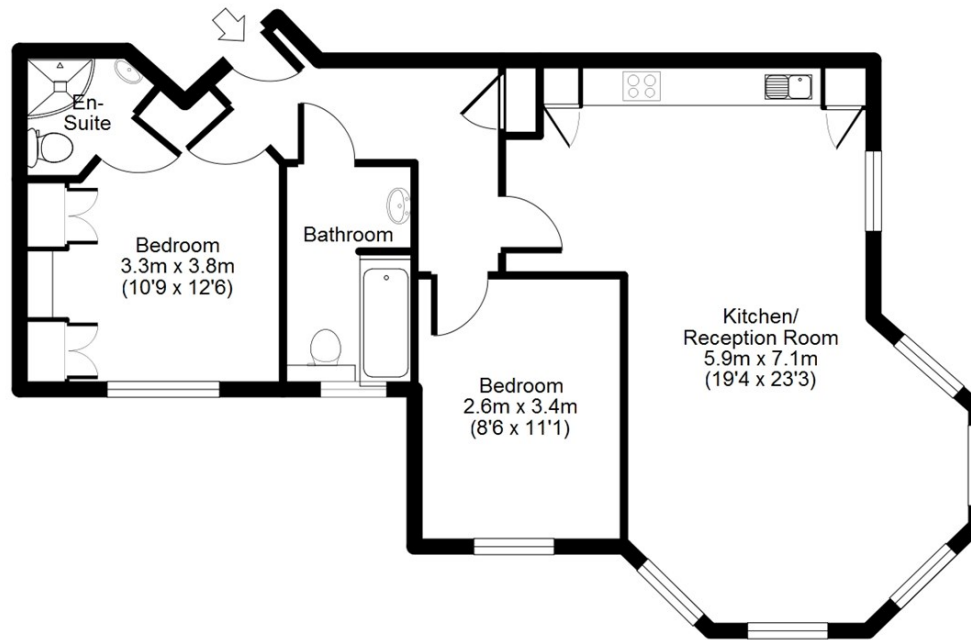






# Fawn Heights, IG9

APPROX GROSS INTERNAL FLOOR AREA: 657 sq. ft / 61 sq. m



For identification purposes only  
Measurements are not to scale

## LOCAL AUTHORITY

Epping Forest

## TENURE

Leasehold - Share of Freehold

## COUNCIL TAX BAND

E

## VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 81                      | 81        |
| (69-80) C                                   |                         |           |
| (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 |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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