BUTLER & STAG

Flat 4, Iceni Court, 66 Epping New Road

Buckhurst Hill

Guide Price £425,000

Flat 4

Iceni Court, Buckhurst Hill

This well-proportioned two-bedroom ground floor property offers approximately 866 Sq. ft of accommodation, combining comfortable bedroom space with an impressive open-plan kitchen, living and dining area and fully modernised to wonderful standard.

- £425,000-£450,000 Guide Price
- Two Double Bedrooms/Two Bathrooms
- Fully Refurbished Throughout To Exacting Standards
- Open Plan Kitchen/Lounge/Diner
- Private Patio Space
- 866 Sq. ft Of Accommodation Space
- 126 Years Remaining Lease
- Secure Gated Access & Allocated/Visitor Parking
- 0.7 Miles From Buckhurst Hill Central Line Station
- Short Walk To Queens Road Shops, Restaurants & Bars

devils roll
their dice,
angels roll
their
eyes

The property is accessed via a welcoming **entrance hall**, providing access to the principal rooms and several useful storage cupboards. The heart of the home is the substantial **open-plan kitchen/living/dining room**, creating an excellent versatile space for both everyday living and entertaining. The kitchen area is well positioned within the room, with ample scope for dining and relaxed seating, while the double doors provide a pleasant connection to the outside.

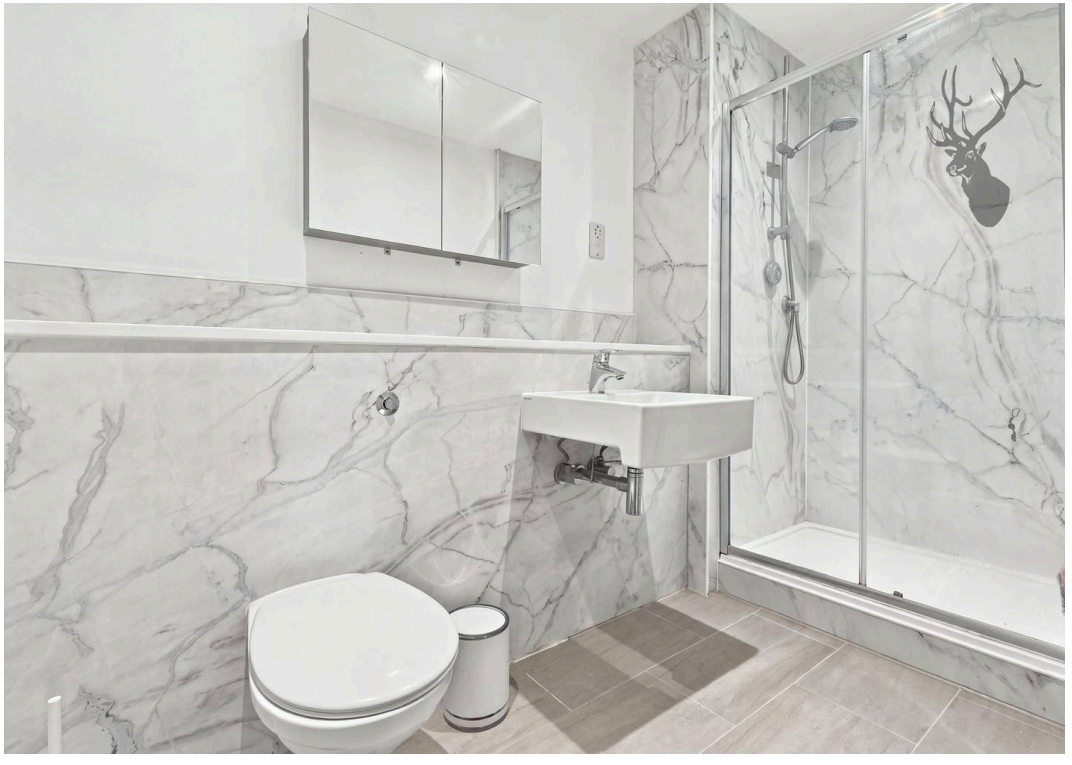
There are **two well-sized bedrooms**, with the principal bedroom benefiting from a **private en-suite shower room**. The second bedroom is also a generous double room and could alternatively provide an ideal home office, guest bedroom or additional living space.

A separate **family bathroom** serves the second bedroom and main living accommodation, while a number of **storage cupboards** throughout the property provide valuable practical storage.

Iceni Court is a well-established gated development, set within beautifully maintained communal grounds and gardens. The apartment benefits from both allocated and visitor parking, providing convenient off-road parking for residents and guests.

A particular feature of the development is the private patio seating area accessed via the main internal reception space within, thoughtfully positioned to make the most of the sunshine throughout the day — one enjoying the morning sun, with the second catching the afternoon and evening sun.

The remaining gardens feature well-maintained lawns, mature planted borders and established greenery, together with a charming feature pagoda,



Iceni Court

Approx. Gross Internal Area 80.5 sq. metres (866.8 sq. feet)

BUTLER & STAG

Ground Floor

Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value
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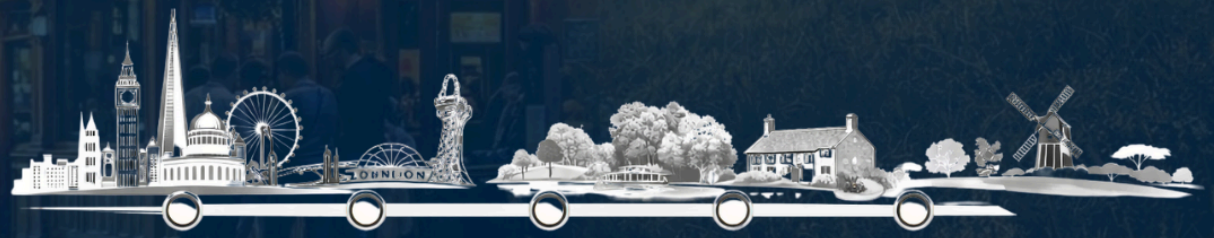

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Book your **FREE** valuation now

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