EPPING NEW ROAD,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS







Stunning ground floor apartment | Contemporary fittings throughout | Open plan integrated kitchen / living space | Lounge area with feature media wall | Luxury shower room | Bedroom with bespoke fitted storage | Private patio garden | Allocated parking | Excellent location for Epping Forest & Queens Road | EPC rating D68 / Council Tax band C

Guide Price
£338,000

020 8504 9344 | info@farroneil.co.uk | www.farroneil.co.uk









A beautifully presented ground floor one bedroom apartment which benefits from having its own patio garden area. The owner has transformed this property with a wonderful eye for detail, creating a stunning apartment with luxury fittings throughout.

Location

Bancroft Court is a small block of apartments which is surrounded by Epping Forest, making a lovely leafy environment, but ideally just a walk away from Buckhurst Hill's shops, cafes and restaurants in Queens Road. The Central Line gives easy access to the City, Canary Wharf and West End, and for road users, the M25, M11 and routes into London are conveniently close by. The area is well served by an excellent choice of leisure pursuits, with tennis, golf, cricket clubs and a David Lloyd Club a short drive way.

Interior

This stunning ground floor apartment is accessed from a communal hallway with a secure entry system. The flat opens to a wonderful open plan kitchen living space with French doors opening to the patio garden. The kitchen area is fitted with contemporary Shaker style units with quartz worktops and there is an island which offers a nice eating area. There are integrated appliances including a dishwasher, wine fridge, double oven, induction hob and extractor. The lounge area is stylishly presented with wooden flooring and a feature media wall with storage below. French doors open to the courtyard garden area, creating a perfect entertaining space. The bedroom is a good size double room with bespoke fitted wardrobes and chest of drawers with space for a wall-mounted TV above. This is served by a luxury shower room with a generous shower cubicle, white suite, contrasting tiling and built in storage.

Exterior

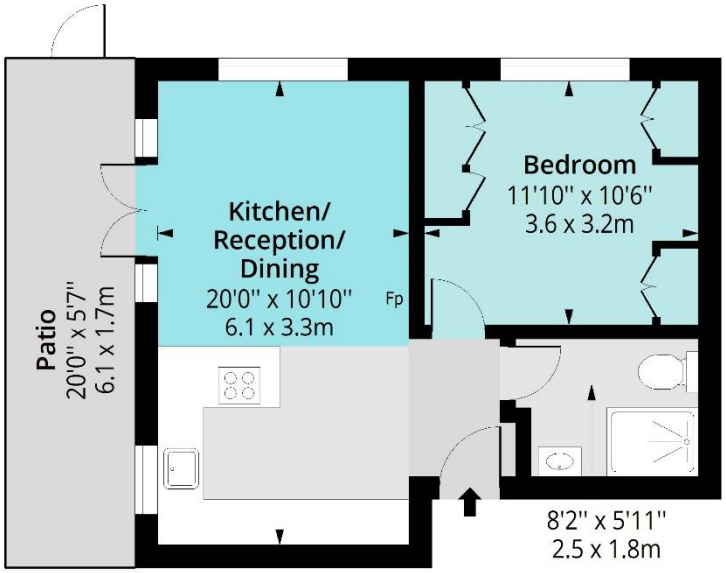
This apartment benefits from having its own patio garden off the living space, so a perfect spot for a morning coffee or evening glass of something stronger. There are well maintained communal grounds and each flat has an allocated parking space.

Agents note

The flat is being sold with a Share of the Freehold and we are told that the service charge presently sits at £125 per month.

Bancroft Court IG9

Approx. Gross Internal Area 429 Sq Ft - 39.85 Sq M
Approx. Gross Patio Area 117 Sq Ft - 10.87 Sq M



Ground Floor

Floor Area 429 Sq Ft - 39.85 Sq M

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RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 5/8/2026

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 5th August, 2026

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