



The Cedars, Buckhurst Hill, IG9

BUTLER & STAG



**Set in a quiet Cul-de-Sac, Butler & Stag are delighted to offer this very bright, ground floor two double bedroom maisonette that has recently been updated.**



- Two Double Bedrooms
- Private Rear garden
- Modern Shower Room
- Ground Floor
- Re-Fitted Kitchen
- Backing Epping Forest

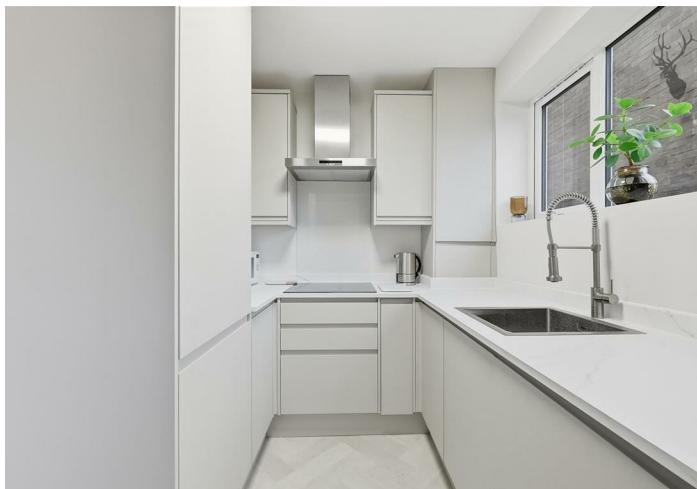
Firstly, never under estimate the benefits of having your own front door, the joy of parking directly at the front and having direct access to your own property is an absolute boon.

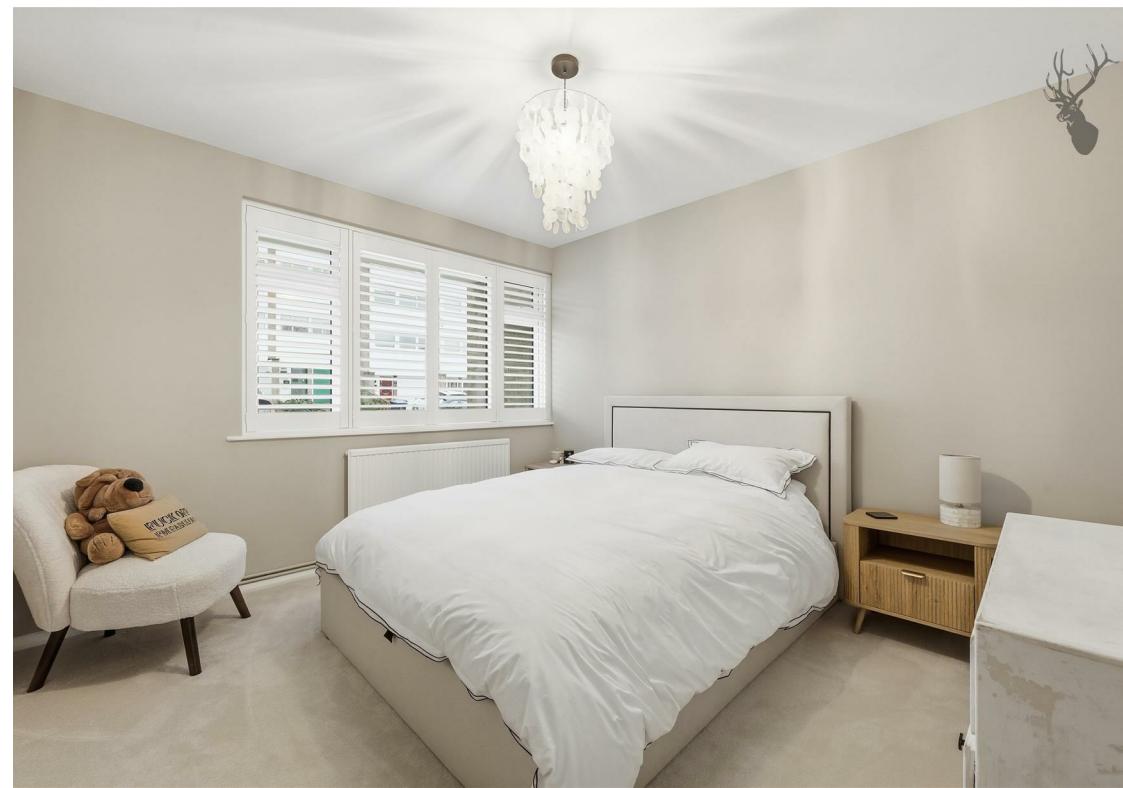
On entering, the first thing that will strike you is how bright the property is, with outstanding natural light throughout. The near 16' reception room has large windows with views out over the rear garden and leads directly to the refitted kitchen with integrated appliances and high gloss units.

Each of the bedrooms is a comfortable double, and the bathroom has been updated to a practical shower room, with a glazed enclosure and wall mounted shower. Additionally, bespoke storage in the hallway provides practical space for clothing and useful items such as vacuums etc.

The rear garden extends close to 20' and offers low maintenance flagstone paving with raised beds. The Cedars is a small private estate that sits on the edge of Buckhurst Hill/Woodford and offers direct access into the open spaces of Epping Forest.

Council- Epping Forest  
Tax Band- C





## The Cedars

Approx. Gross Internal Area 62 Sq M ( 667.4 Sq Ft)



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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**IMPORTANT NOTICE** - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.