

Reception  
16'9" x 11'7"

Kitchen  
11'1" x 11'9"

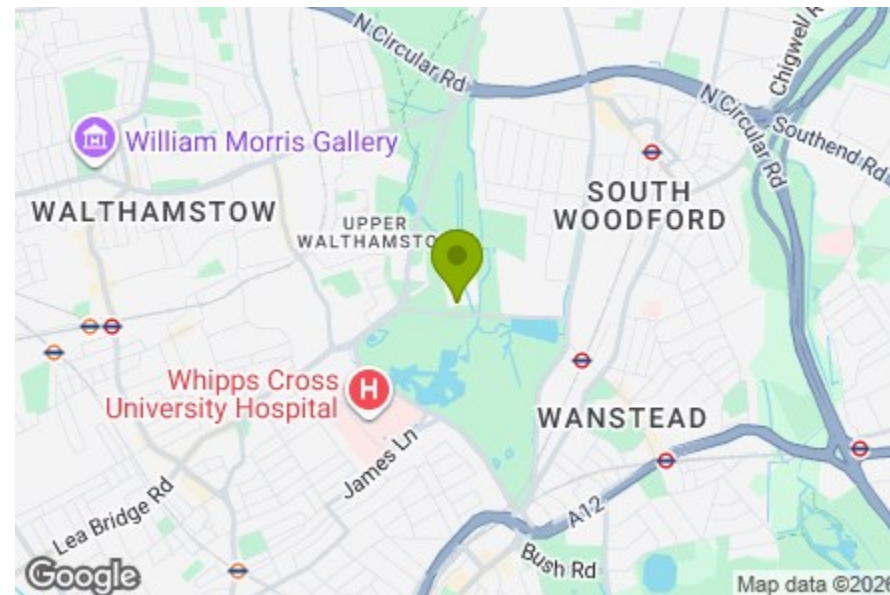
Bathroom

Bedroom  
16'9" x 9'1"

Bedroom  
10'5" x 11'10"

Total Area: 74.5 m<sup>2</sup> ... 802 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## BUXTON DRIVE, SNARES BROOK

Offers In Excess Of £400,000 Share of Freehold  
2 Bed Maisonette



### Features:

- Gated Development
- Parking
- Maisonette
- Close to Snaresbrook Station
- Two Double Bedrooms
- Bike Shed
- Communal Gardens
- Juliette Balcony

Located within a gated development, this well-presented maisonette enjoys a tranquil setting with the added benefits of private parking, a secure bike shed, and access to generous communal gardens. Spread across two floors, the layout feels bright and spacious, with a Juliet balcony adding a charming feature to the living area. Both bedrooms are doubles, offering flexibility for guests, working from home, or growing households. With Snaresbrook Station within easy reach, this is a fantastic opportunity to enjoy comfort, outdoor space, and excellent connectivity—all in a smart, well-kept development that offers a strong sense of privacy and community.

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#### IF YOU LIVED HERE...

Set beneath mature trees and bordered by greenery, the residents' car park offers a quiet, well-shaded setting with clearly marked bays and ample space. The natural surroundings add a welcome sense of calm and seclusion. Nearby, the communal gardens provide an open green expanse, ideal for relaxing outdoors or taking in a quiet moment beneath the trees.

Inside, the hallway sets the tone with wood-effect flooring and crisp white walls, drawing the eye through to the rear of the home. A side window by the entrance brings in extra light, while two built-in cupboards provide neatly concealed storage. Just off the hallway, the kitchen is finished in a classic scheme, with ivory cabinetry, white metro tiling, and generous surfaces that strike a balance between form and function. A large window brings in natural light, enhancing the clean, organised feel.

The reception room next door is light-filled and spacious, with a door opening onto a Juliet balcony and leafy views beyond. It's a versatile space with more than enough room to comfortably accommodate both seating and dining zones.

Upstairs, the rear bedroom stretches across the full width of the property and features two windows and a built-in wardrobe. Its simple layout and soft neutral tones make it feel calm and airy. The front bedroom also enjoys a well-lit aspect,

complete with a wide window and built-in cupboard. A fresh white bathroom with beige tiling includes a bath, while the separate WC is finished in a similarly pared-back style, both benefiting from frosted windows for privacy.

The surrounding area blends natural beauty with local character. Hollow Pond and Leyton Flats are close by, offering open skies, woodland walks and tranquil water views. For relaxed dining, Toby Carvery is within easy reach, ideal for a hearty meal any day of the week. A little further on, Wanstead High Street brims with independent shops, cafes, and welcoming pubs, giving the neighbourhood a village-like charm. For something more eclectic, Wood Street Indoor Market is packed with vintage finds and quirky stalls, while Gods Own Junkyard dazzles with neon art and retro wonder. Together, they offer a lively contrast to the area's green spaces and residential calm.

#### WHAT ELSE?

Transport links are convenient, with Snaresbrook Station around a 15-minute walk away, offering easy access to the Central Line for swift journeys into the City or West End. Wood Street Station is also within reach, connecting you to Liverpool Street via the Overground. Whether commuting or heading out for leisure, both stations provide excellent options for getting around with minimal fuss.



#### A WORD FROM THE OWNER...

"Living in this flat has been a true pleasure. Nestled in between Epping Forest, it offers a peaceful escape, while still being just a short walk from Snaresbrook Station on the Central Line. The area is incredibly quiet thanks to the surrounding greenery and there's a real sense of community among the neighbours - something that's increasingly rare in a city. It's been a wonderful place to call home."

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