

Daniel
Frank





31 Cedar Close Buckhurst Hill, IG9 6EJ

Guide Price: £325,000 - £350,000.

A well-presented two-bedroom ground floor apartment with its own private front door, ideally located just 0.3 miles from Buckhurst Hill Central Line Station and within close proximity to Queens Road's shops, cafés and local amenities.

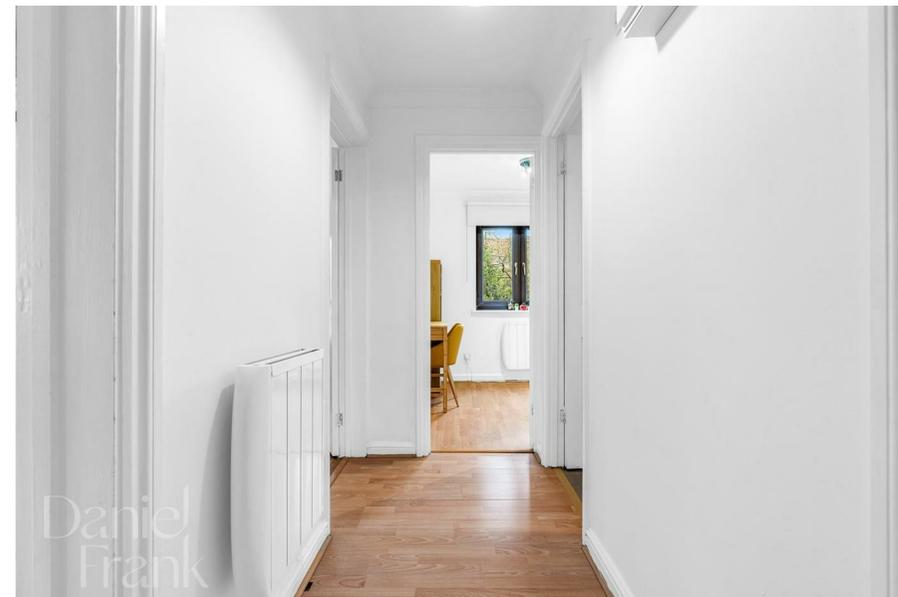
The property offers a bright open-plan lounge and dining area, providing an ideal space for both relaxing and entertaining. A separate, newly-fitted, modern kitchen positioned just off the living room includes contemporary fittings and ample storage.

The master bedroom benefits from fitted wardrobes, while the second bedroom offers flexibility as a guest room or home office. The accommodation is complemented by a newly fitted shower room finished to a modern standard.

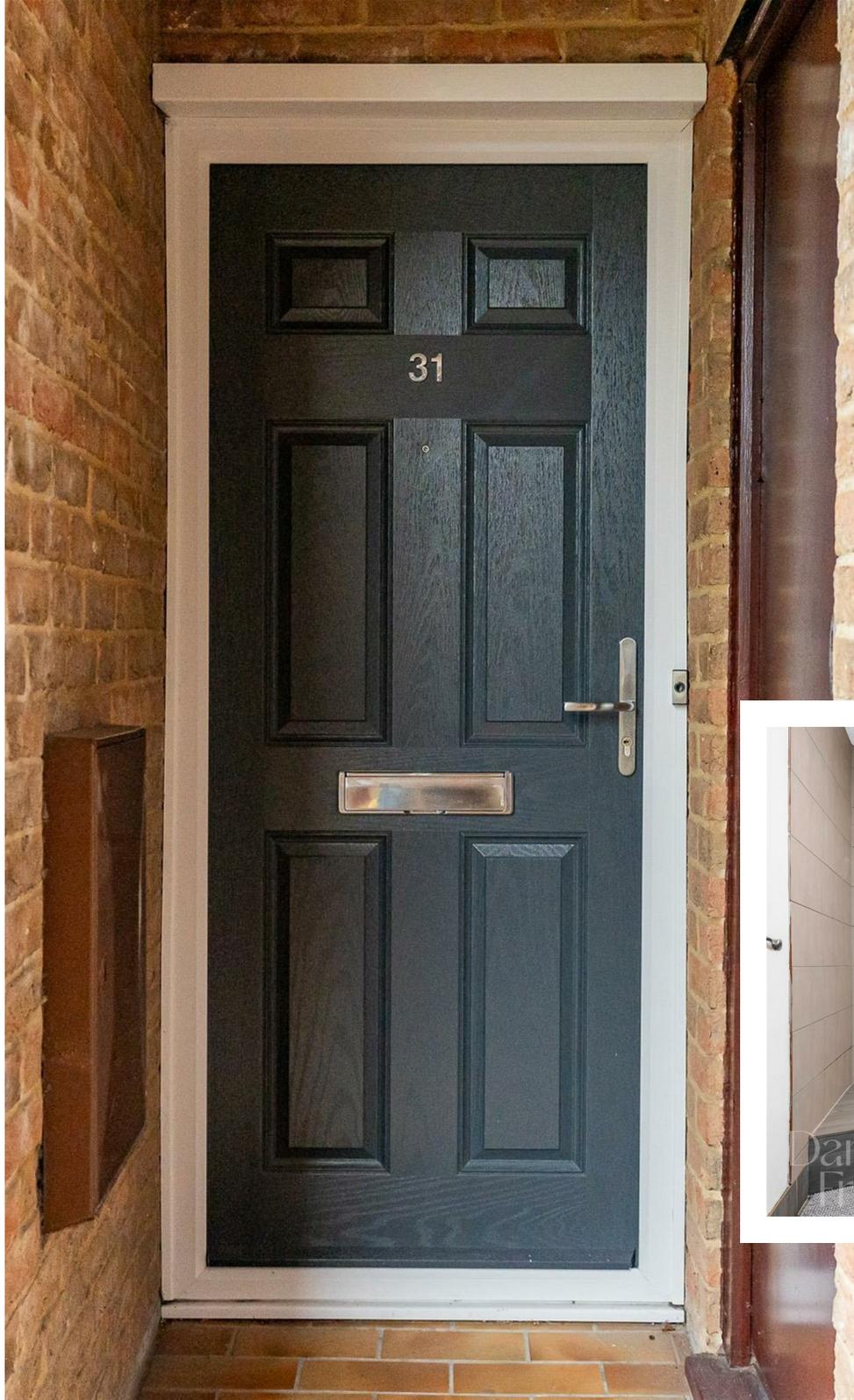
Externally, the property further benefits from residents' parking and access to communal gardens

Tenure Freehold
Council Epping Forest





Your Next Chapter



Your Next Chapter



Ground Floor

Total Area: 50.0 m² ... 538 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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WHY BUCKHURST HILL?

Buckhurst Hill as an area offers everything you need. Queens Road is located in the centre of Buckhurst Hill and covers all essential needs with Waitrose being the main supermarket as well as popular cafes, coffee shops and restaurants. Having Knighton Woods and Roding Valley Nature Reserve on your doorstep is yet another perk of living here. Buckhurst Hill Football Club & Buckhurst Hill Cricket Club are both easily accessible and provide sporting opportunities for the local community. In terms of schools there are a choice of both private and highly regarded state schools in the area.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

