

CEDAR CLOSE,
BUCKHURST HILL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Two bedroom top floor apartment | Share of the freehold | Over 770 sq. ft. of accommodation | Spacious lounge / dining room | Separate fitted kitchen | Garage en bloc | Communal gardens & parking | Queens Road a short walk away | Excellent location close to Central Line Station | EPC rating D58 / Council Tax band D

Guide Price
£385,000

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A wonderfully bright and airy two bedroom top floor apartment which is ideally situated just a short walk from Buckhurst Hill Central Line Station and Queens Road's shops, cafes, restaurants and Waitrose Supermarket. The apartment is sold with a share of the freehold, a long lease, garage en bloc and with no onward chain.

Location Cedar Close is ideally located for Buckhurst Hill Central Line station (just two or three minutes' walk away), with its direct services to the City, Canary Wharf and West End and Queens Road's cafes, restaurants, boutique shops and Waitrose Supermarket are a similar short walk away. The area is well served with both state and independent schools, with Buckhurst Hill Community Primary School located just a around the corner. For leisure pursuits, there are the green spaces of Roding Valley Nature Reserve and Epping Forest on the doorstep with a good selection of sports clubs and a David Lloyd Centre close by.

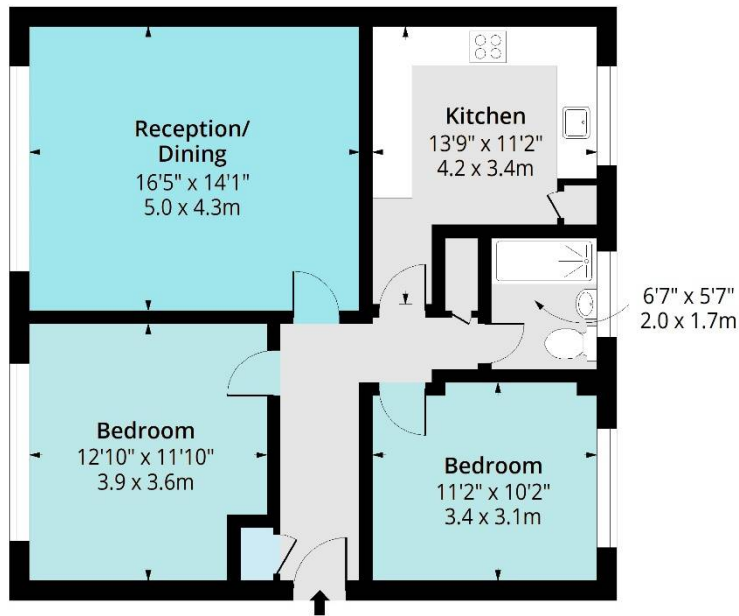
Interior This bright and spacious apartment offers over 770 sq. ft. of accommodation and is situated on the top floor of this well-maintained private development. The flat commences with a welcoming entrance hall giving access to all rooms. The principal reception room is delightfully bright and spacious with full width windows taking full benefit of the west facing aspect and ample space for both dining and sitting areas. The separate kitchen is fitted with an extensive range of base and wall mounted units with contrasting worktops. There is plenty of space for appliances and storage option alike. The two bedrooms are both well-appointed double rooms, each served by a family bathroom with a white suite and complementary tiling. Other features include a secure entry system, gas central heating and the flat is fully double glazed.

Exterior This private development is surrounded by well-maintained communal grounds with a driveway leading to the rear of the building with a parking area, garages and further communal gardens. This apartment is sold with a garage en bloc and the resident's parking is unallocated.

Estate Agent's note This apartment is being sold with a share of the freehold and the present service charge payable amounts to £100 per month. This includes building's insurance, maintenance of the building and grounds along with communal cleaning.

Cedar Close IG9

Approx. Gross Internal Area 778 Sq Ft - 72.28 Sq M



Second Floor

Floor Area 778 Sq Ft - 72.28 Sq M

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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: 10/4/2026

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 13th April, 2026

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