

STATION WAY,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Ground floor garden flat | Two good size bedrooms | Spacious lounge/dining room opening to the garden | Separate fitted kitchen | Shower room with white suite | Offered with no onward chain | Share of the freehold | South facing rear garden | Excellent location for Central Line & Schools | EPC rating D68 / Council Tax band C

**Guide Price**  
**£350,000**



A spacious ground floor garden apartment which offers two bedrooms, lounge / dining room, separate fitted kitchen, great size south facing garden, the potential for parking to the front, and is ideally situated for the Central Line Station at Roding Valley. The flat is sold with no onward chain and a share of the freehold.

### **Location**

Station Way is ideally located just a stone's throw from Roding Valley Central Line Station, with its direct access to The City, Canary Wharf and the West End and the independent shops on the Parade. Buckhurst Hill Central Line Station and Queens Road's boutique shops with Waitrose Supermarket are also a walk away. The area is well served with both state and independent schools including the popular Buckhurst Hill Community Primary School and for leisure pursuits, there is Epping Forest, Roding Valley Nature Reserve, tennis and cricket clubs and a David Lloyd Club all within easy reach.

### **Interior**

This ground floor apartment commences with a welcoming entrance hall with a spacious understairs cupboard. The lounge / dining room is a good size room, well presented with a feature fireplace and large sliding patio doors opening to the rear garden. Off the lounge is a separate kitchen with plenty of fitted units and ample space for appliances. Each of the bedrooms are well appointed with fitted wardrobes, both served by a fully tiled shower room with a white suite.

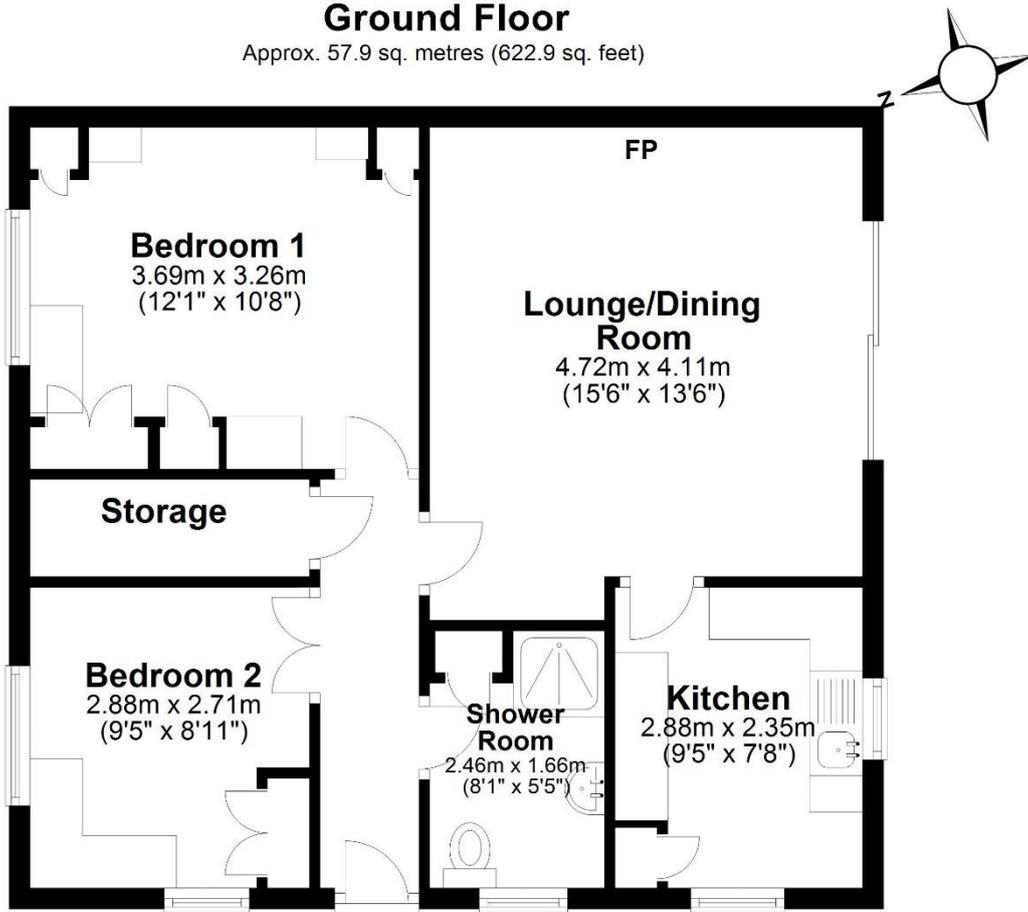
### **Exterior**

The front garden presently has an attractive mix of planting with a path to the flat's front door. Many of the neighbouring flats have converted the front to a driveway to give off street parking, otherwise parking permits are available from Epping Forest Council for a nominal annual fee. The rear garden is unusually large for an apartment, and being south facing is perfect for sun lovers. The garden is predominantly paved with an attractive pergola and large mature flower beds with a mix of shrubs and trees. There is also a side gate giving access to the front of the property.

**Agent's note:** The flat is offered with a Share of the Freehold, so no service charge or ground rent to pay, just a share of the building's insurance which is approximately £400 per annum.

## Ground Floor

Approx. 57.9 sq. metres (622.9 sq. feet)



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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 6th December, 2023