

CASCADE ROAD,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



First floor two bedroom maisonette | Spacious living / dining room | Modern fitted kitchen | Bathroom with a contemporary white suite | Facing towards Roding Valley Nature Reserve | No onward chain | Off street parking | Excellent location for the tube, shops & schools | EPC rating D63 / Council Tax band D

**Price Range**  
**£315,000 to**  
**£340,000**



Ideally positioned in a quiet no through road, opposite open land, is this well presented two bedroom first floor purpose-built maisonette. Features include a modern fitted kitchen and bathroom, own entrance, good size lounge, off street parking, and the flat is being sold with no onward chain.

### **Location**

Cascade Close is ideally located for Buckhurst Hill Central Line station, (five mins walk) with its direct services to the City, Canary Wharf and West End. Queens Road's cafes, restaurants, boutique shops and Waitrose Supermarket are a similar walk away. The area is well served with both state and independent schools, with Buckhurst Hill Community Primary School just around the corner. 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**

The flat has its own front door with stairs leading to the first floor landing which looks towards the Roding Valley Nature Reserve. The lounge / diner is a particularly spacious L-shaped room with a neutral decor and offering ample seating and dining space. The room has a nice aspect to the rear towards the communal grounds. The kitchen is fitted with a range of white units and contrasting granite worksurfaces with ample space for appliances. There are two bedrooms, the main being a good size double and the second is presently used as a dressing room, but a decent single bedroom with built in storage. The bathroom is fitted with a modern white suite including a panel enclosed bath with shower and complementary tiling. Additional features include a very useful loft space, double glazing, a handy entrance lobby with space for coats and boots.

### **Exterior**

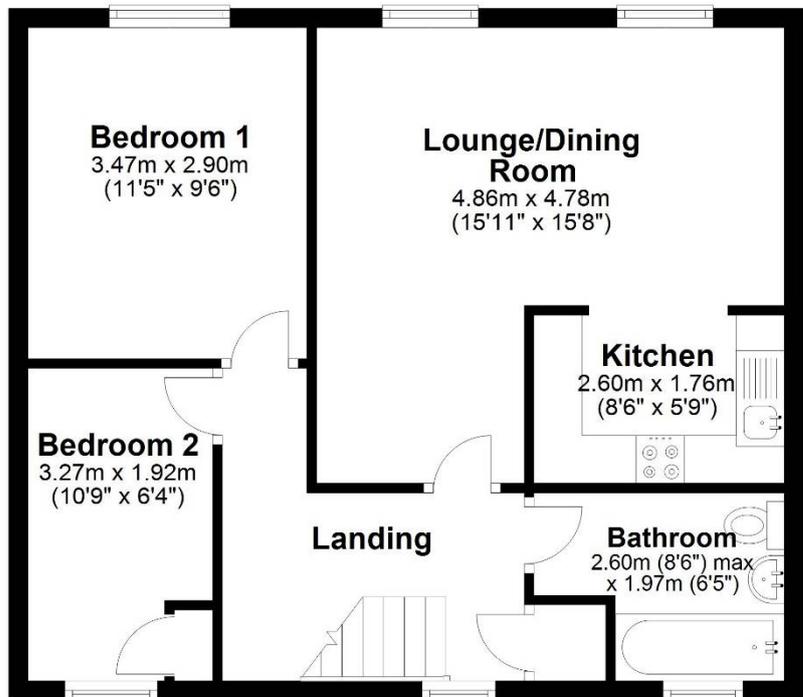
To the front of the property is off street parking for one car and to the rear of the building is an area of communal grounds which is predominantly laid to lawn.

### **Agent's note**

The flat is being sold with a lease having 89 years remaining (although the vendor is willing to extend the lease alongside a sale), charges are presently £270 ground rent with a service charge of approximately £1,800 per annum.

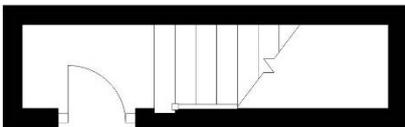
## First Floor

Approx. 53.8 sq. metres (578.7 sq. feet)

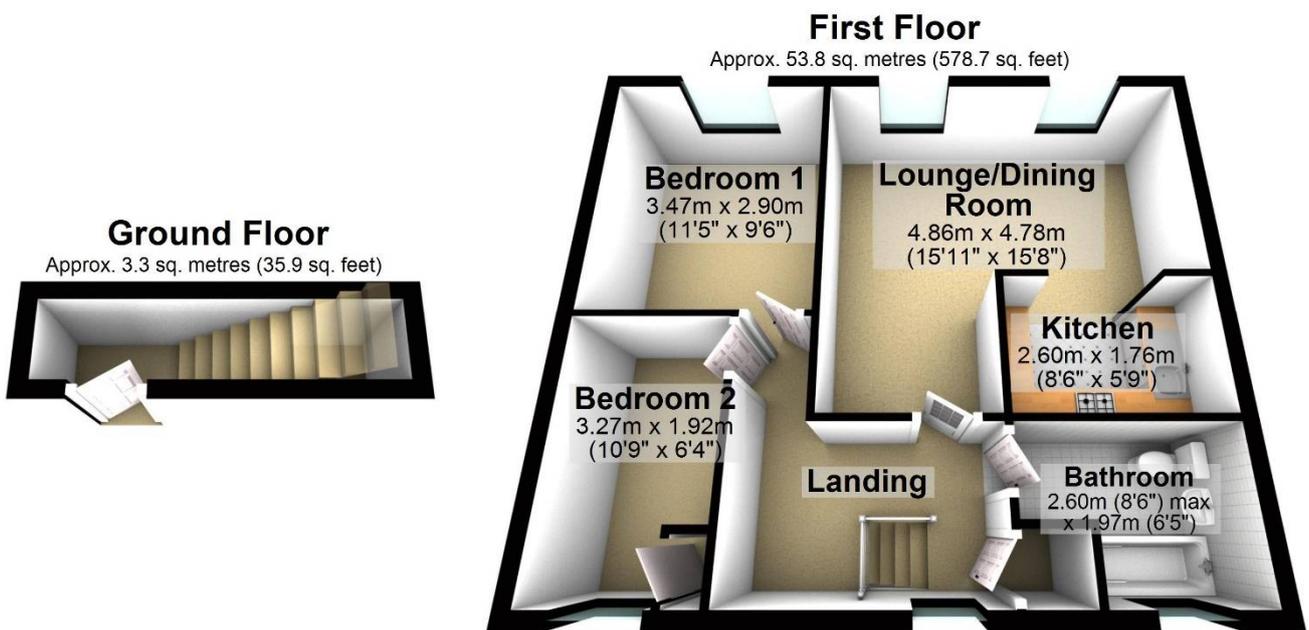


## Ground Floor

Approx. 3.3 sq. metres (35.9 sq. feet)



Total area: approx. 57.1 sq. metres (614.6 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 21st February, 2024