

BARNES COURT, DURHAM AVENUE,  
WOODFORD GREEN

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Spacious two bedroom second floor apartment | Garage plus gated allocated parking | Share of freehold | Close to Woodford Central Line Station | No onward chain | Lift service | Lounge/diner plus separate kitchen | Double glazing and gas central heating | EPC rating C | Council tax band C

**Guide Price**  
**£335,000**



A spacious two bedroom second floor apartment which is well placed for the Central Line, schools and green spaces around the area. Features include two double bedrooms, a generous lounge / dining room, separate kitchen, garage plus gated allocated parking and lift service. The apartment is being sold with a share of the freehold and offered chain free. This could suit a host of buyers from first time buyers, downsizers and investors.

#### Location

Barnes Court sits on a no through road, tucked away in a quiet spot, but ideally situated for the Central Line Stations at Woodford, Roding Valley and Buckhurst Hill and for road users the M25, M11 and routes into London are conveniently close by. The area proves popular for families due to schooling, transport links and local shops at Woodford, Roding Valley and Buckhurst Hill, and being surrounded by Epping Forest and the open green spaces around the River Roding, you would never be short of leisure pursuits.

#### Interior

This second floor apartment offers close to 700 sq.ft of bright and airy accommodation commencing with a welcoming entrance hall. The lounge / dining room is generously proportioned and having a southerly aspect is a naturally bright room. The kitchen is fitted with an extensive range of Shaker style fitted units, breakfast bar, contrasting worktops and space for appliances. The two bedrooms are both well appointed double rooms with fitted wardrobes, served by the bathroom with a white suite and complementary tiling. The apartment is fully double glazed and has gas central heating and there is a lift service within the block.

#### Exterior

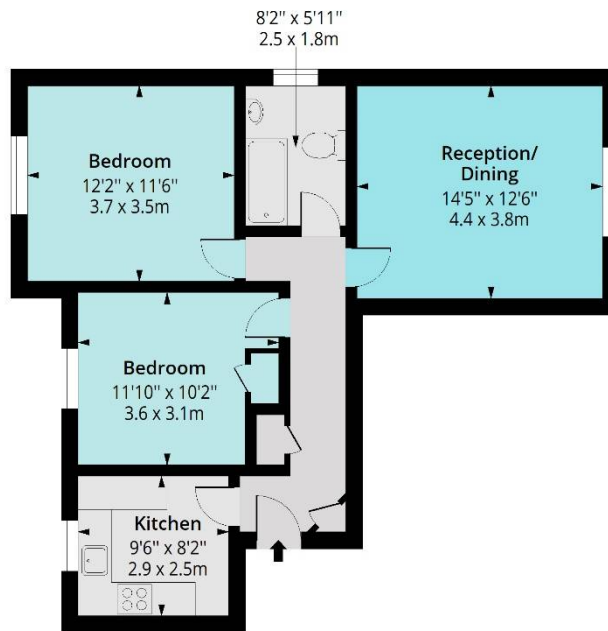
To the front of Barnes Court there are well maintained communal gardens with a secure gated driveway to the rear which offers allocated parking along with a further communal garden area. This apartment is sold with one allocated parking space and a garage.

#### Agent's note

The apartment is being sold with a share of the freehold and the present lease has approximately 90 years to run (although could be extended at a nominal cost). There is no ground rent payable, just a service charge of £192.71 per month. This covers building insurance, maintenance of the building and grounds and water bills are included within this charge.

# Barnes Court IG8

Approx. Gross Internal Area 679 Sq Ft - 63.08 Sq M



## SecondFloor

Floor Area 679 Sq Ft - 63.08 Sq M

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



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: 27/5/2026

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 28th May, 2026

020 8504 9344 | [info@farroneil.co.uk](mailto:info@farroneil.co.uk) | [www.farroneil.co.uk](http://www.farroneil.co.uk)