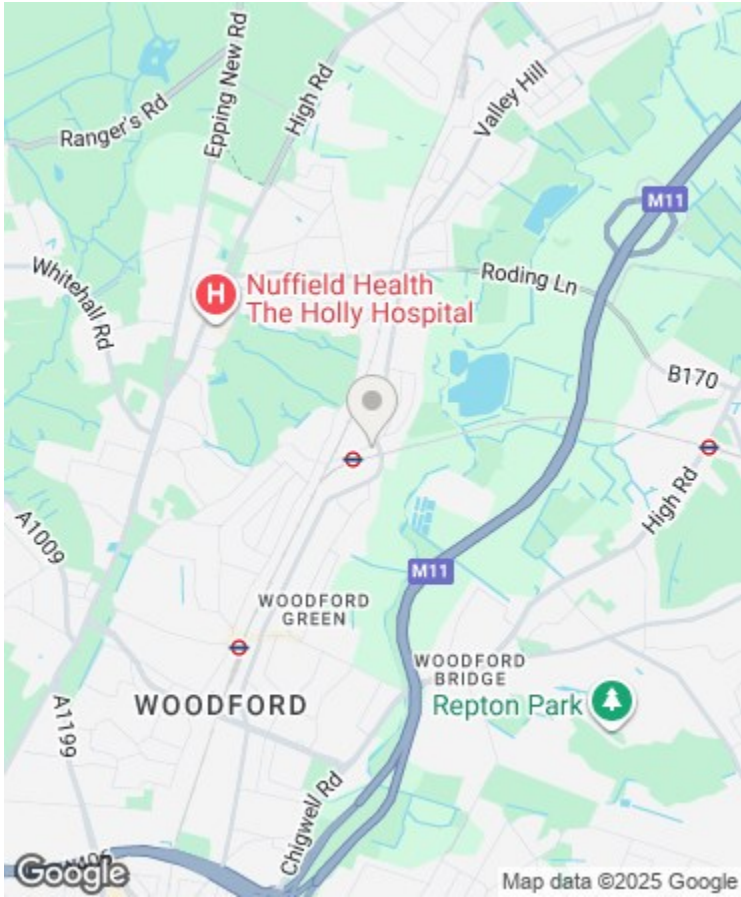




Directions

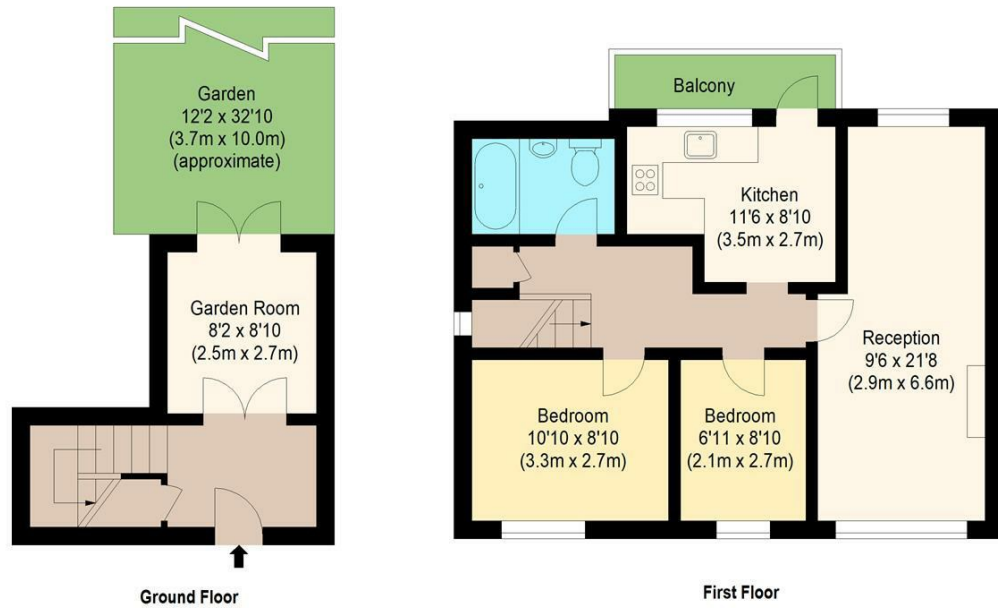
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> 		73	78
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



william rose
Station Way, IG

Approximate Gross internal Floor Area : 71.63 sq m / 771 sq ft
Approximate Gross Balcony Area : 3.33 sq m / 35.8 sq ft

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.

Ipaplus.com Date: 17/7/2024

Date: 17/7/2024



12 Station Way, Buckhurst Hill, IG9 6LN

Offers Over £385,000

- Two-bedroom maisonette
- Off-street parking at the front
- Fitted kitchen with modern appliances and access to a balcony
- Sold with a SHARE OF FREEHOLD
- Loft Space
- Garden room/second lounge with patio doors opening onto private rear garden
- Family bathroom
- Spacious lounge/diner perfect
- No ground rent or service charges
- Prime location near local shops, cafes, restaurants, and Epping Forest, with excellent transport links and well-regarded schools nearby

12 Station Way, Buckhurst Hill IG9 6LN

Welcome to this delightful two-bedroom maisonette located on the highly sought-after Station Way in Buckhurst Hill. This charming property offers a unique blend of comfortable living spaces and modern conveniences, making it an ideal home for a variety of lifestyles.

 2

 1

 2

 C

Council Tax Band: C



Upon entering the ground floor, you are greeted by a versatile garden room/second lounge featuring patio doors that open onto a private rear garden, perfect for outdoor relaxation and entertaining. The front of the property benefits from off-street parking, ensuring convenience and ease of access. Ascending to the first floor, you will find two well-proportioned bedrooms, each offering ample space for storage and comfort. The family bathroom is thoughtfully designed, catering to the needs of the entire household. The fitted kitchen, equipped with modern appliances, provides access to a charming balcony, ideal for enjoying your morning coffee or an evening breeze. The spacious lounge/diner offers a welcoming atmosphere for both everyday living and entertaining guests. This property comes with the added advantage of being sold with a SHARE OF FREEHOLD, ensuring no ground rent or service charges to worry about, providing both financial benefits and peace of mind.

Station Way is a prime location in the heart of Buckhurst Hill, a desirable area known for its suburban charm and excellent amenities. The road is conveniently situated near local shops, cafes, and restaurants, offering a variety of dining and shopping options. For those who enjoy outdoor activities, the beautiful Epping Forest is just a short distance away, providing endless opportunities for walks, cycling, and nature exploration. The area is well-served by public transport, with Buckhurst Hill Underground Station providing easy access to Central London. Families will appreciate the proximity to well-regarded schools and community facilities, making Station Way an ideal location for those seeking a balanced and vibrant lifestyle.

SHARE OF FREEHOLD
Lease - 67 years remaining
Serv. Charge - £0
Ground Rent - £0
EPC - C
Council Tax - C

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease

information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.