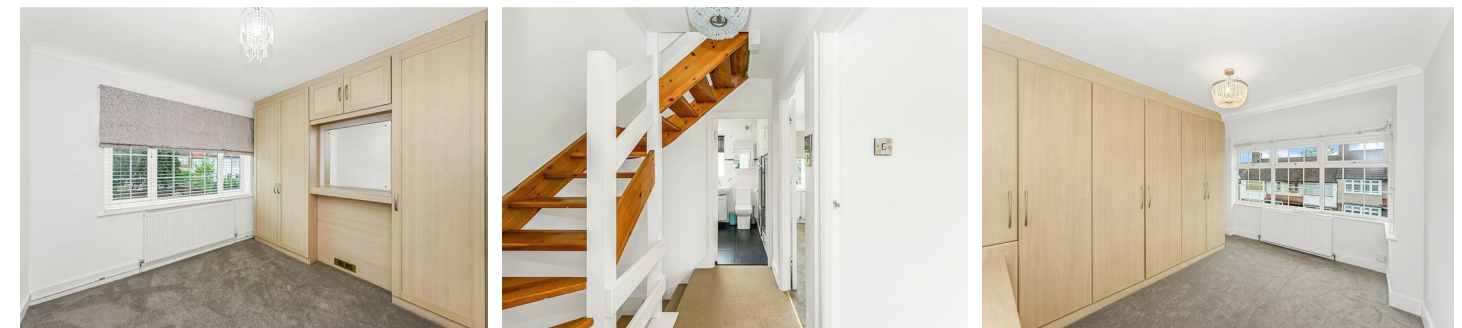
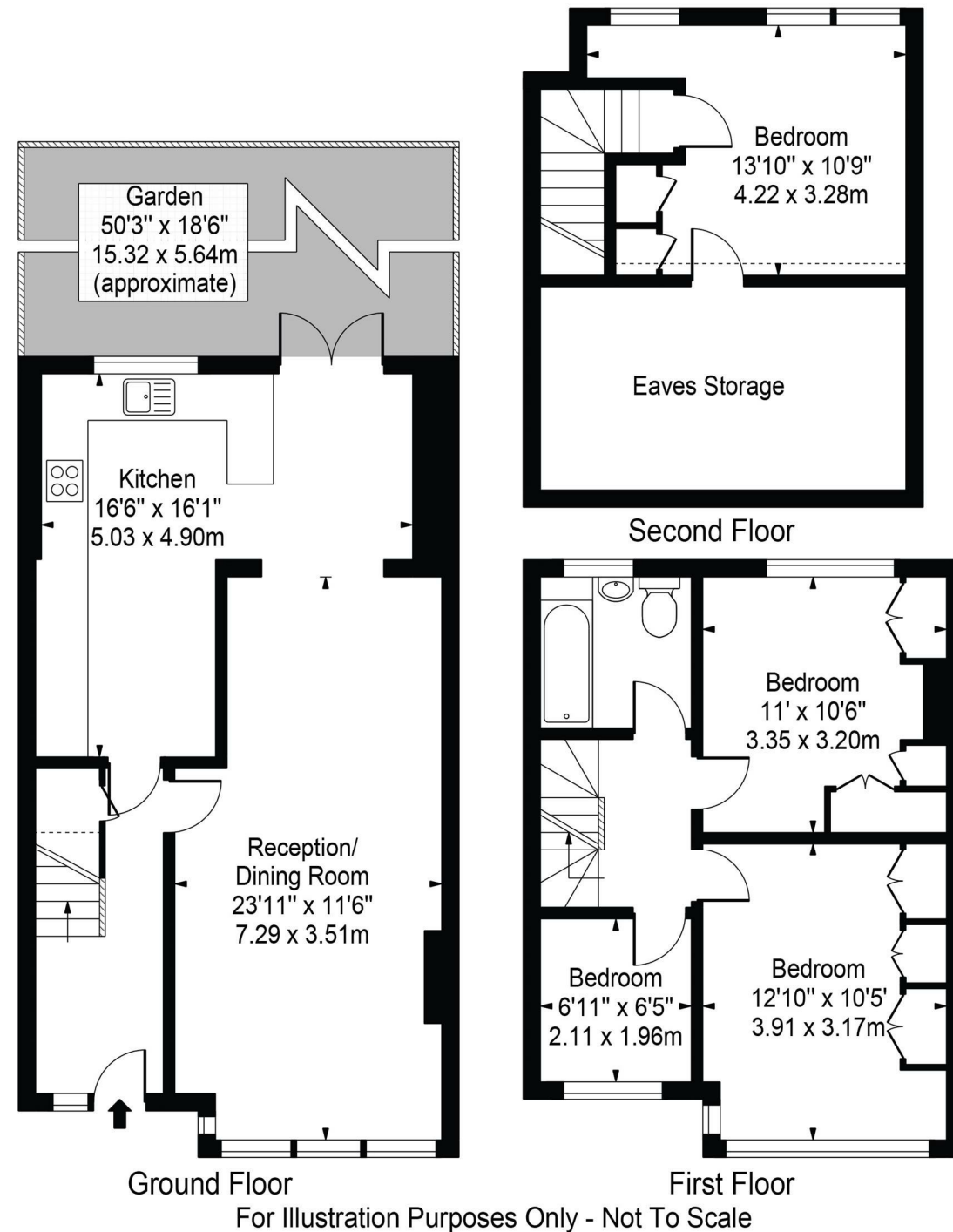


## Lime Close

Approx. Total Internal Area 1264 Sq Ft - 117.43 Sq M  
(Including Eaves Storage & Restricted Height Area)

Approx. Gross Internal Area 1111 Sq Ft - 103.22 Sq M  
(Excluding Eaves Storage & Restricted Height Area)



### Lime Close, Buckhurst Hill £2,500 Per Calendar Month

- Four-bedroom house
- Contemporary kitchen/diner with range of integrated appliances
- Well-presented throughout
- Generous rear garden
- 0.4 Miles to Buckhurst Hill Central Line Station
- Quiet cul-de-sac
- Large lounge, approximately 23'11 in depth
- Sizable storage eaves
- Off road parking
- 0.3 Miles to Queens Road

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

# Lime Close, Buckhurst Hill

This four-bedroom home, set in a quiet cul-de-sac, is under half a mile walk from Buckhurst Hill Station.



Council Tax Band: D



Located in a quiet cul-de-sac just 0.4 Miles from Buckhurst Hill Station and 0.3 miles from Queen's Road – stocked with independent boutiques, café's restaurants and Waitrose supermarket. The property has been extended to offer a contemporary family bathroom and three / four bedrooms across the first and second floor; three of which are double bedrooms with a good stretch of integrated wardrobes space, and the fourth bedroom serving as a single bedroom, office or nursery.

The ground floor offers an extremely generous lounge spanning an impressive 23'11 in depth with an archway leading to a kitchen/dining room to the rear. The sleek kitchen provides plenty of storage, and a peninsular island area connecting the kitchen and dining space and a breakfast bar for casual dining. Integrated appliances include a gas hob, extractor, dishwasher, oven and grill.

Further benefits include off-road parking, established rear garden with large patio, lawn and storage shed.

Available 30th April 2026

Unfurnished

EPC Rating: D68

Council Tax Band: D

1 Week Holding Deposit: £576.92

5 Week Total Deposit: £2884.61

## Reception Room

23'11" x 11'6"

## Kitchen

16'6" x 16'1"

## Bedroom

12'10" x 10'5"

## Bedroom

10'12" x 10'6"

## Bedroom

6'11" x 6'5"

All photographs, images and visual media associated with this property are provided solely for informational purposes.

These images remain the property of Petty Son & Prestwich Ltd and must not be copied, reproduced, distributed, modified, or used in any form on websites, property portals, social media platforms, marketing materials or any other public or commercial channels without prior written consent.

Holding Deposit (per tenancy) - One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s))

withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy and where Rent is under £50,000 per year) - Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy and where Rent of £50,000 or over per year) - Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent - Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenants Request) - £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) - £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request) - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.