



92 Station Way, Buckhurst hill, Essex, IG9 6LL

Asking price £330,000

We are delighted to offer for sale this ground-floor maisonette features two double bedrooms and a spacious lounge/dining room. The property is approached by a private front door. The kitchen offers an excellent range of modern units finished in white and the bathroom suite is also presented in white. To the rear of the building there is a vehicular service road providing access to the property's integral garage and parking space, while pedestrian access to this area can also be gained.

The property is conveniently located for Roding Valley tube station and is also within walking distance of Lords Bushes and Knighton Wood; areas of tranquil forest land situated between Woodford Green and Buckhurst Hill with bike and walking trails and Knighton Lake, providing great opportunities for recreation.

Other advantages this property affords is a long leasehold, with no service charges and only a modest annual ground rent. There is also a residents' parking permit scheme in operation to regulate parking in Station Way.

Buckhurst Hill Office
62-64 Queens Road
Buckhurst Hill
IG9 5BY

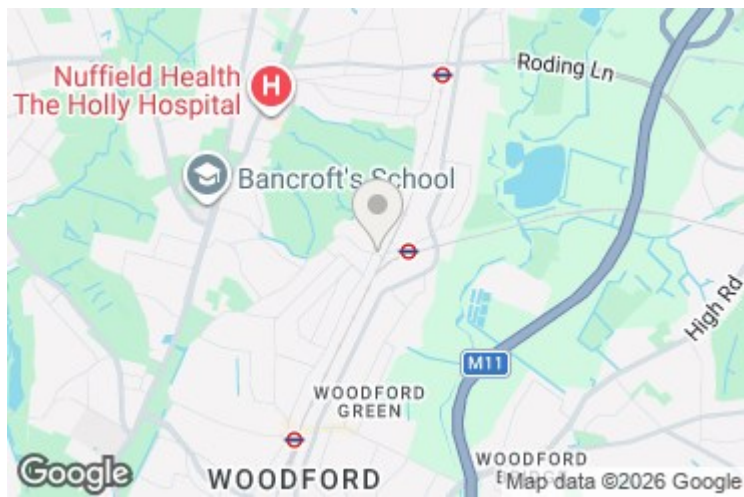
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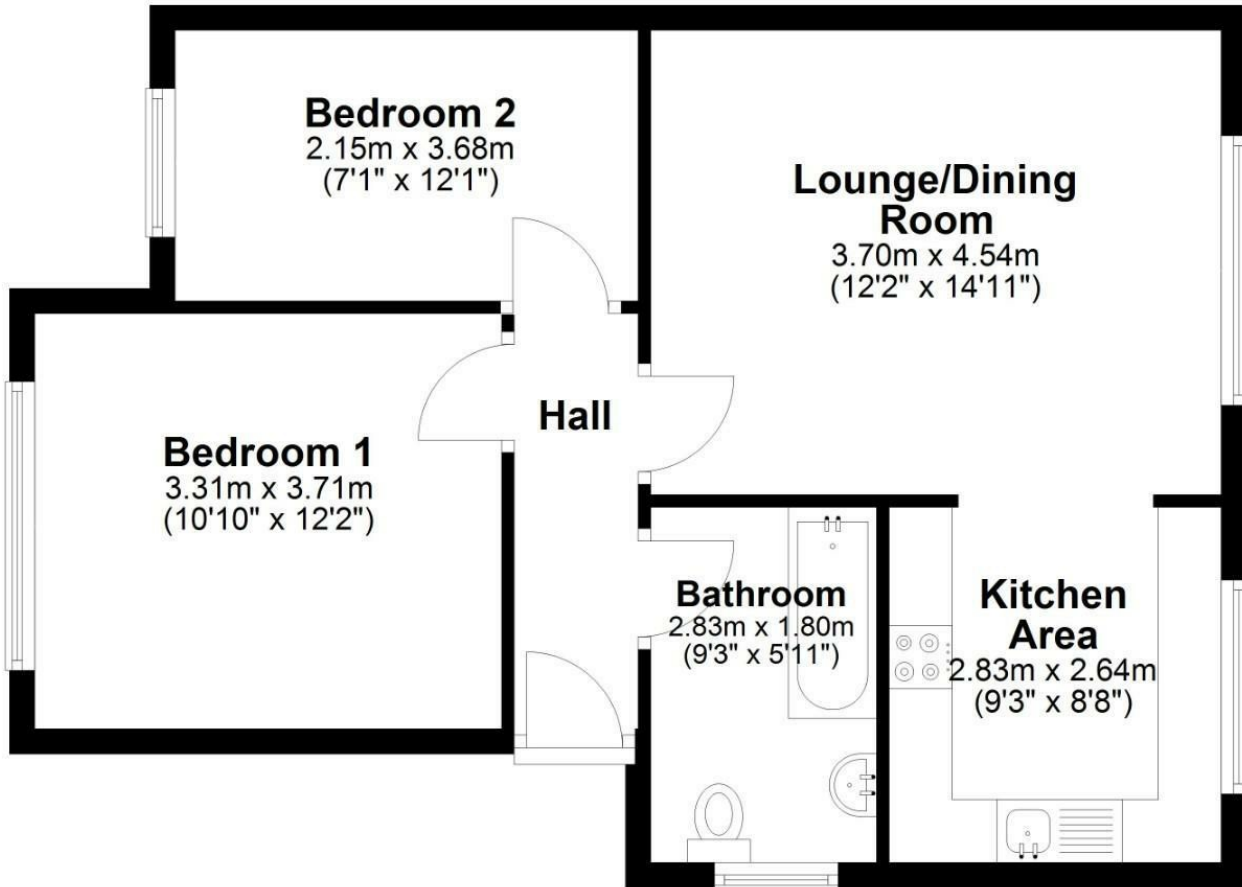


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Ground Floor

Approx. 54.8 sq. metres (589.6 sq. feet)



Total area: approx. 54.8 sq. metres (589.6 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	76
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
55	69
England & Wales	
EU Directive 2002/91/EC	

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