



Stag Lane, Buckhurst Hill, IG9

BUTLER  STAG



Immaculately presented first-floor apartment located in the heart of Buckhurst Hill.



Leasehold - Share of Freehold £485,000

- Immaculately presented two bedroom, first floor apartment
- In excess of 800 square feet
- Principal bedroom with en-suite and separate family bathroom
- Secure underground parking for residents and visitors
- 15 minute walk to Buckhurst Hill Central Line station
- Communal Gardens

Welcome to Fawn Heights, a spacious 800-square-foot residence that boasts two generously sized double bedrooms, providing ample space for comfortable living. The property is in turn-key condition and is ready for the new buyer to move in and get settled.

The heart of the home is the open-plan lounge and kitchen, creating a seamless flow of space. The fully integrated kitchen is a culinary delight, featuring modern appliances and sleek finishes. Being a corner plot on the first floor, the property is flooded with natural light.

Enjoy the convenience of two well-appointed bathrooms, including a stylish en-suite attached to the master bedroom for a touch of luxury.

As well as offering comfort and convenience, the Fawn Heights also comes with the following additional benefits; lift access to all floors, secure underground parking; the property comes with one allocated space along with further visitor spots, landscaped communal gardens and easy access to Buckhurst Hill underground station which is approximately 10 minute walk down Queens Road.





Fawn Heights

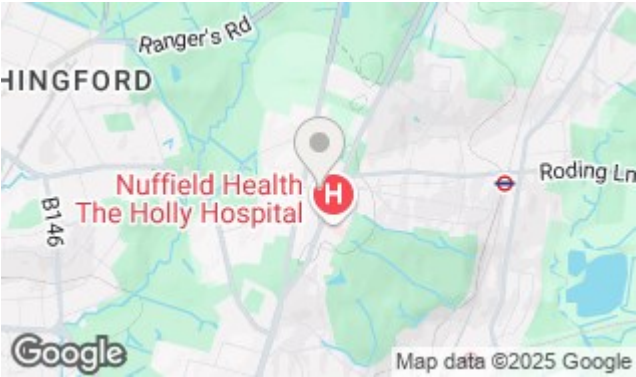
Approx. Gross Internal Area 74.6 Sq M (803.2 Sq Ft)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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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		
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		
England & Wales	EU Directive 2002/91/EC	



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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.