

BUCKHURST WAY,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Stylish first floor two bedroom apartment | Private gated development
Allocated parking | Contemporary open plan kitchen / living
space | Principal bedroom with en suite shower | Communal garden &
bike store | No onward chain | Queens Road shops, cafes & restaurants
close by | Excellent location for Roding Valley Central Line Station | EPC
rating B81 / Council Tax band D

**Offers over
£350,000**



Forming part of this modern gated development, situated just a stone's throw from Roding Valley Central Line Station, is this beautifully presented two bedroom first floor apartment. Features include a contemporary open plan kitchen/living/dining space with a Juliette balcony, principal bedroom with en suite shower room, allocated parking, and the flat is being sold with no onward chain.

Location

Honeysuckle Court is ideally situated within easy reach of both Buckhurst Hill and Roding Valley Central Line Stations with its direct services to the City, Canary Wharf, and West End. Queens Road's cafes, restaurants, boutique shops, and Waitrose Supermarket are also close by. The area is well served by both state and independent schools, with Buckhurst Hill Primary just a walk away. For leisure pursuits, there is Epping Forest, Roding Valley Nature Reserve, tennis, rugby, and cricket clubs, as well as a David Lloyd Club conveniently close by.

Interior

The apartment commences with a welcoming communal entrance hall, accessed via a secure video entry system. The apartment's hall is presented with wood effect flooring and a neutral decor with a handy storage cupboard. The principal reception space is a stunning open plan living / kitchen / dining space with a stylish integrated kitchen area with quartz worktops high quality appliances. The living space has a stylish neutral decor with space to eat, relax and entertain, and the Juliette balcony makes a nice focal point. The bedrooms are both double rooms with the master bedroom having an en suite shower room with a white suite and contrasting tiling. The principal bathroom is fitted in a similar style with a bath with shower over and complementary tiling.

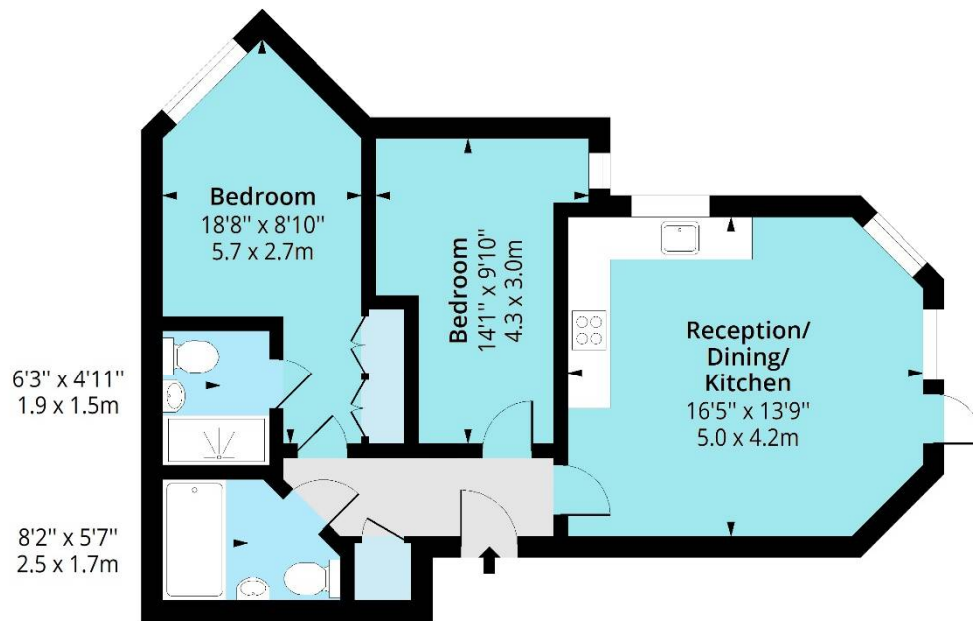
Exterior

Honeysuckle Court is a private gated development with communal gardens and residents' parking with this apartment having an allocated parking space. There is a secure entry system and there is a residents' bike store.

Agent's note We are informed by the vendor that the lease has 105 years unexpired. The ground rent is £250 per annum and there is a present service charge of £1,610.98 plus £643 contribution to the development's insurance.

Honeysuckle Court IG9

Approx. Gross Internal Area 634 Sq Ft - 58.90 Sq M



First Floor

Floor Area 634 Sq Ft - 58.90 Sq M

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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: 30/9/2026

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 3rd October, 2026

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