

DURDEN & HUNT

INTERNATIONAL



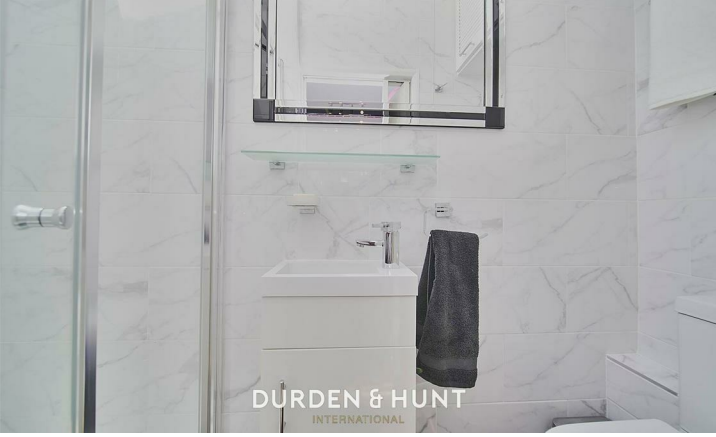
Lambourne Crescent, IG7

Offers In Excess Of £530,000

- Good Sized Living Room
- Downstairs Bedroom With En Suite
- Luxury Family Bathroom
- Private Driveway
- Modern Conservatory
- Good Transport Links
- Beautiful Garden With Summer House
- Contemporary Open Plan Kitchen And Dining Area
- Two Additional Bedrooms
- Detached Garage

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<https://www.durdenandhunt.co.uk/>



Durden and Hunt welcome to the market this exceptional three bedroom semi-detached home.

Internally this property offers a good sized living room, modern conservatory, open plan kitchen and dining area and a downstairs bedroom with en suite which could be used as an additional reception room.

The first floor consists of two additional bedrooms which are complemented by a luxury family bathroom.

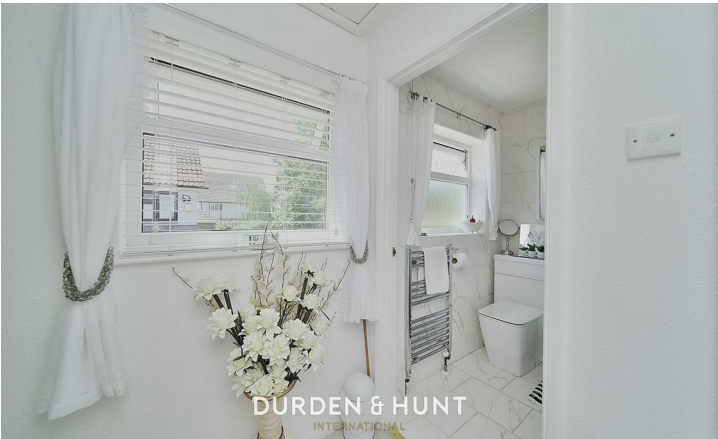
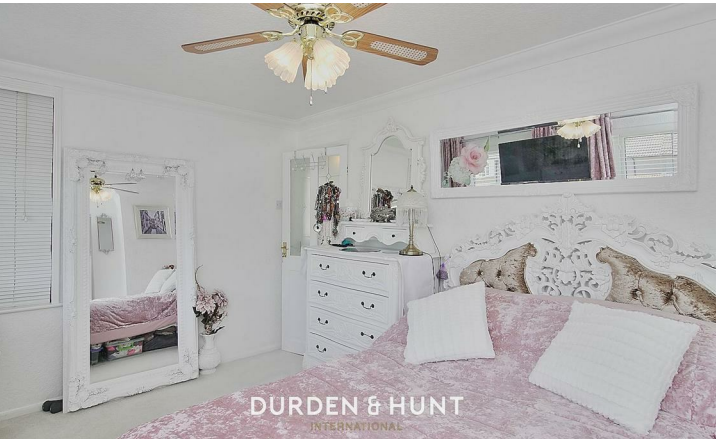
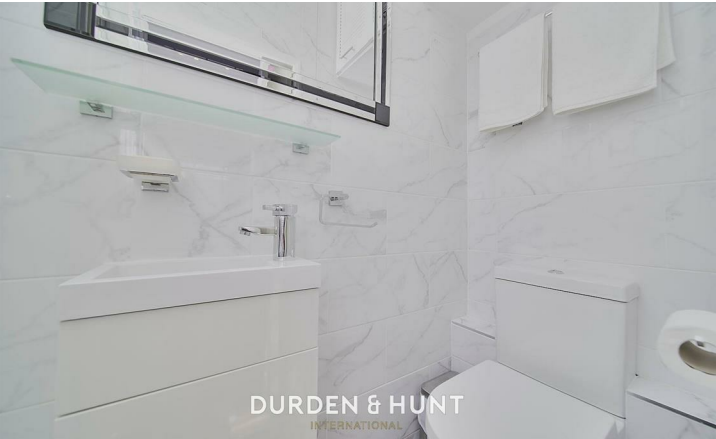
Externally this property benefits from a beautiful rear garden, detached driveway and a private driveway.

Ideally located close to local shops, schools and amenities as well as excellent transport links including M11 and Grange Hill tube station.

Consumer Protection from Unfair Trading Regulations 2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied

was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances. Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. This property belongs to a family member of a Durden and Hunt employee. Durden & Hunt are a proud member of The Property Ombudsmen.





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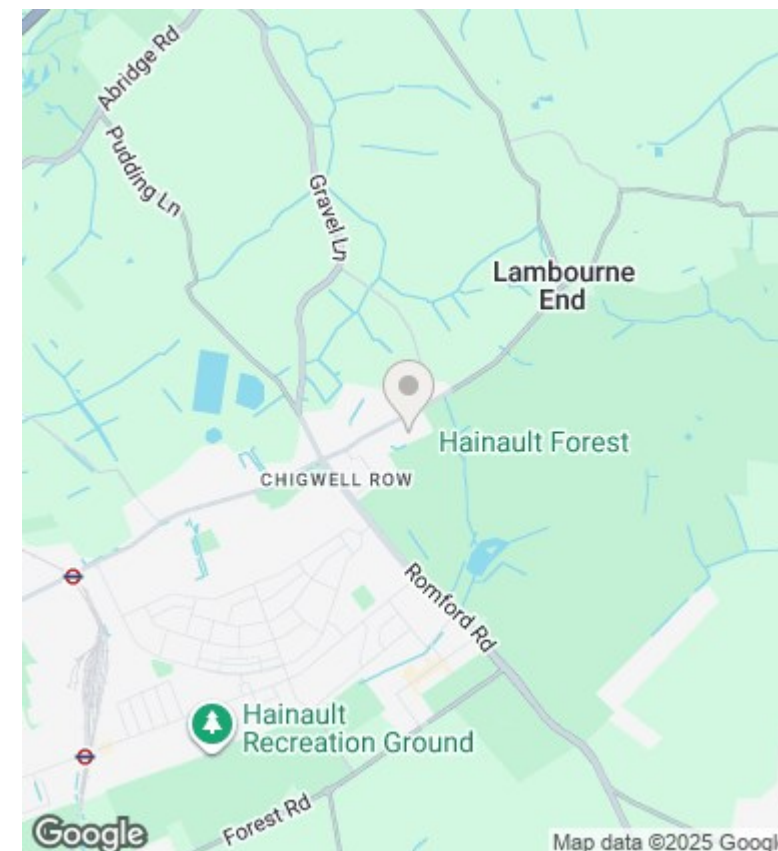
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Lambourne Crescent
 Approx. Total Internal Area 1380 Sq Ft - 128.25 Sq M
 (Including Garage & Summer House)
 Approx. Gross Internal Area Of Garage 283 Sq Ft - 26.31 Sq M
 Approx. Gross Internal Area Of Summer House 86 Sq Ft - 8.01 Sq M



For Illustration Purposes Only - Not To Scale

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.



Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

Council Tax Band

D

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