

DURDEN & HUNT

INTERNATIONAL



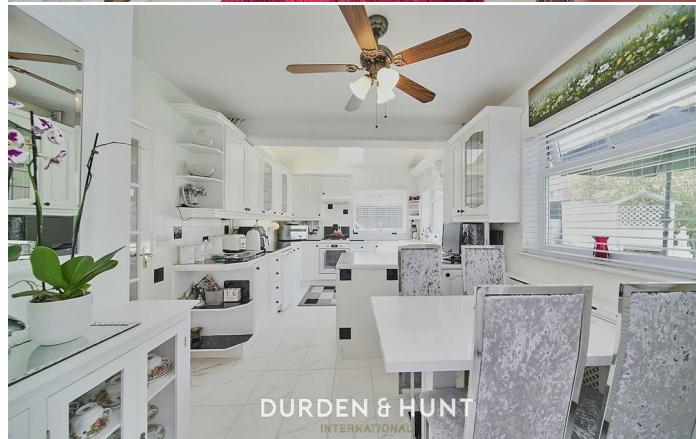
Lambourne Crescent, IG7

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

 3  2  2  E

Council Tax Band: D



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.

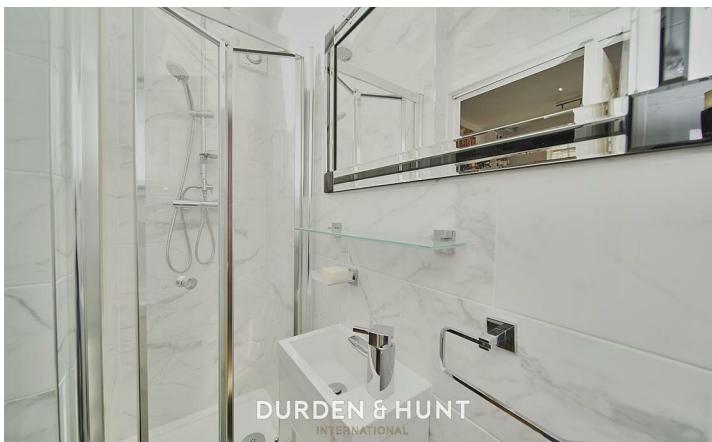
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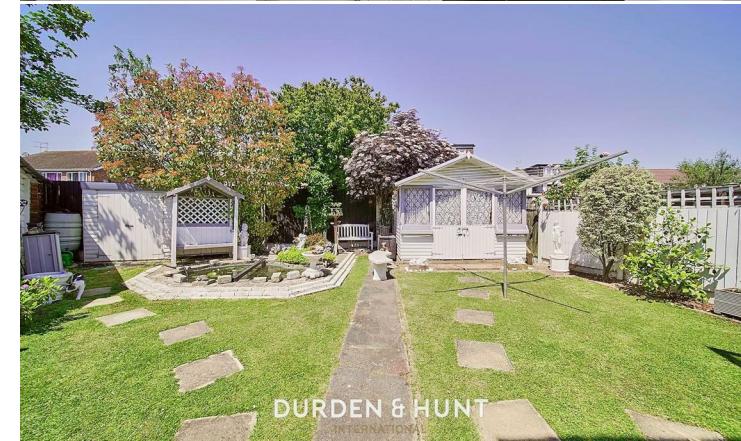
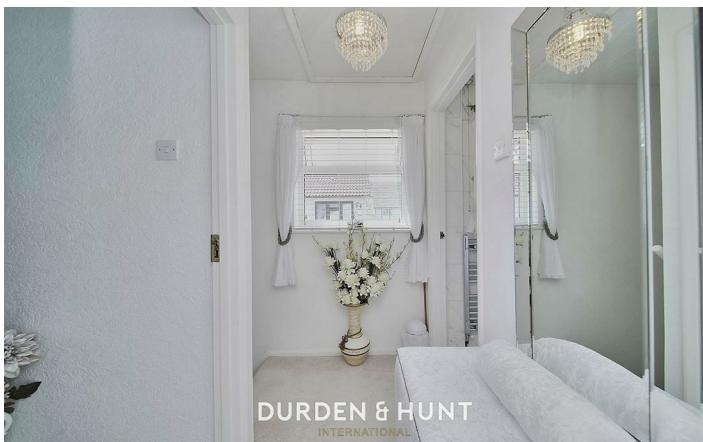
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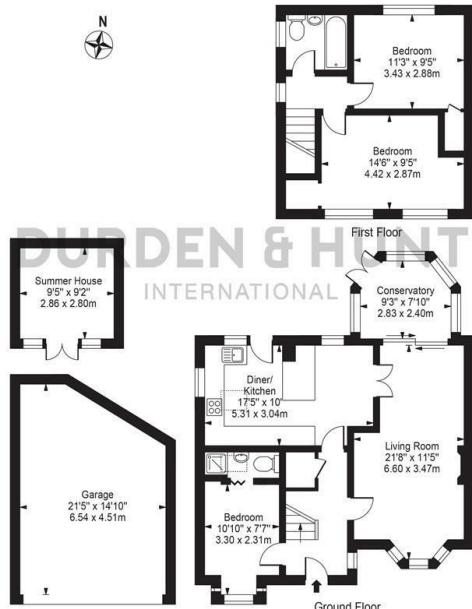
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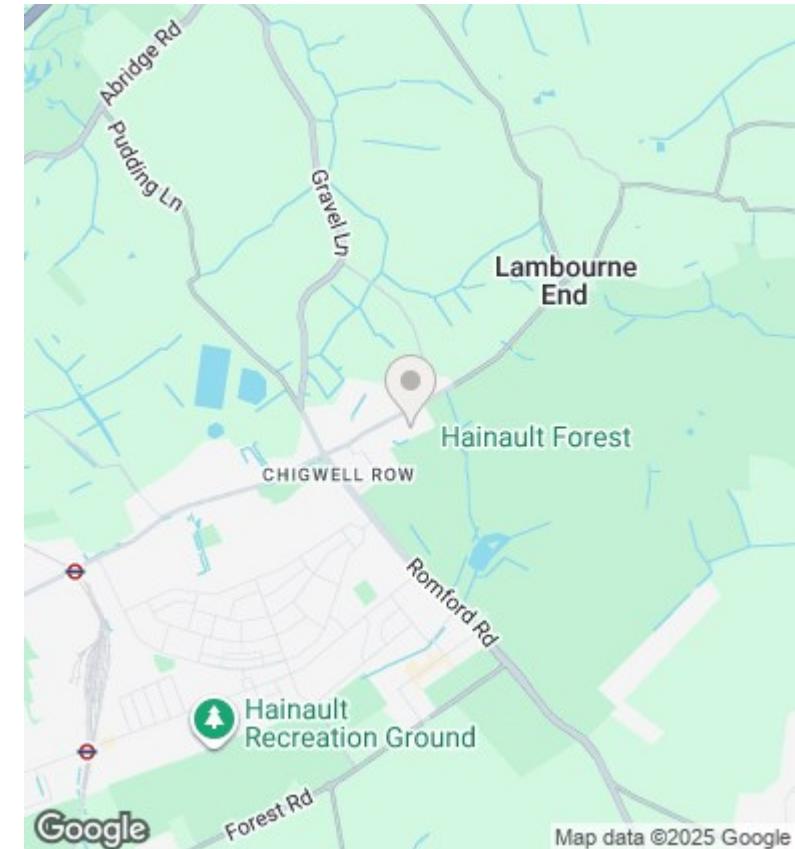


Lambourne Crescent
 Approx. Total Internal Area 1380 Sq Ft - 128.25 Sq M
 (Including Garage & Summer House)
 Approx. Gross Internal Area Of Garage 283 Sq Ft - 26.31 Sq M
 Approx. Gross Internal Area Of Summer House 86 Sq Ft - 8.01 Sq M



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	76
(81-91)	B	54
(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

Viewings

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

Council Tax Band

D