

DURDEN & HUNT

INTERNATIONAL



Princes Road, Monarch Place IG9

Offers Over £550,000

- Ideally Located
- Patio Garden
- Downstairs WC
- Family Bathroom
- Excellent Transport Links
- Open Plan Lounge And Diner
- Primary Bedroom With En Suite
- Off Road Parking And Garage
- Separate Kitchen
- Additional Double Bedroom

309 High Road, Loughton, Essex, IG10 1AL
0203 026 0160

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

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Council Tax Band: E



Benefitting from a desirable residential location with excellent transport links, this two bedroom home offers both convenience and comfort, making it an ideal choice for professionals, small families, or investors.

This spacious terraced home offers a well balanced accommodation across two floors, with the ground floor featuring a generous open plan lounge and dining area, perfect for both relaxing and entertaining, along with a separate fitted kitchen and a convenient downstairs WC.

Upstairs, you'll find two well proportioned bedrooms. One benefits from built in storage and a private en suite, while the second is served by a modern family bathroom.

Outside, a low-maintenance patio garden provides a private outdoor space, and the property also includes off road parking and a garage for added convenience.

Situated in the desirable area of Buckhurst Hill, this property offers a perfect balance of convenience and greenery. Excellent transport links are available in the local area, such as Buckhurst Hill Central Line Station providing easy access to Central London, and good road links that connect to the M11 and M25. A wealth of local amenities can be found in the area, notably Queens Road, which is home to an abundance of boutique shops, cafes and restaurants, as well as larger supermarkets. For outdoor lovers, Epping Forest and Roding Valley Nature Reserve offer scenic walking trails and lush open green spaces.

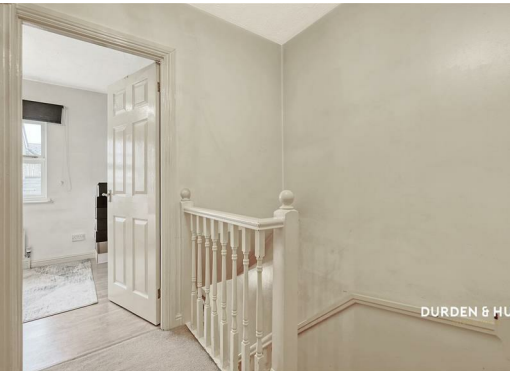
Contact Durden & Hunt for a viewing!

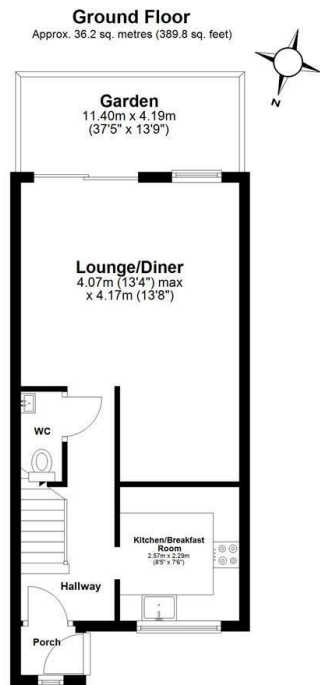
Council Band E Epping Forest

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

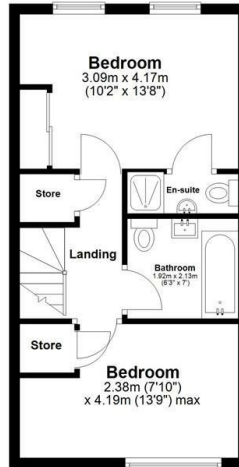
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First Floor
Approx. 35.7 sq. metres (384.1 sq. feet)

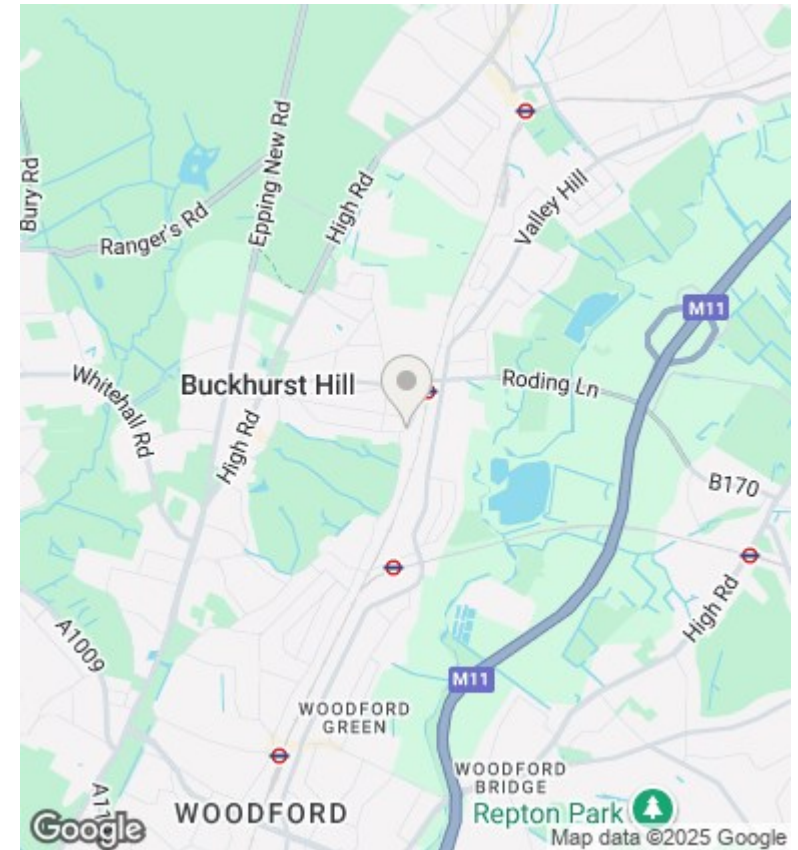


Total area: approx. 71.9 sq. metres (773.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Monarch Place



Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	75	
(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