

DURDEN & HUNT

INTERNATIONAL



Hornbeam Grove, Chingford E4

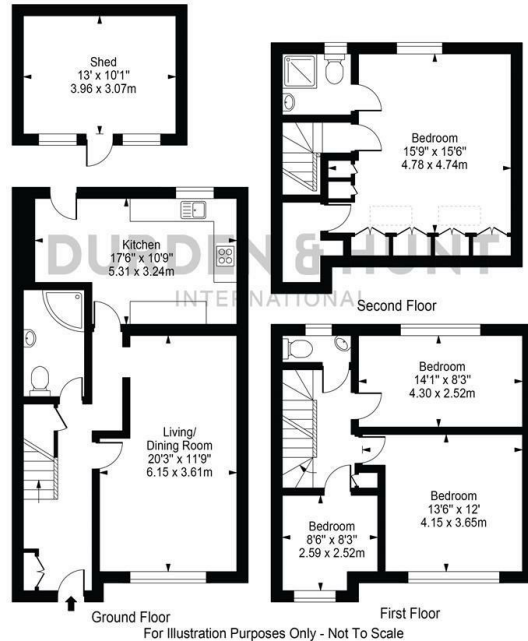
Price Guide £600,000

- £600,000
- Approximately 45 Foot Garden
- Downstairs Bathroom
- Flexible Layout
- Chain Free
- Sizeable Dormer Loft With En Suite
- Additional WC
- Off Road Parking
- Spacious Lounge
- Four Bedrooms, Including Loft Room

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

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

Hornbeam Grove
 Approx. Total Internal Area 1503 Sq Ft - 139.63 Sq M
 (Including Shed)
 Approx. Gross Internal Area Of Shed 131 Sq Ft - 12.16 Sq M



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, enquires 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

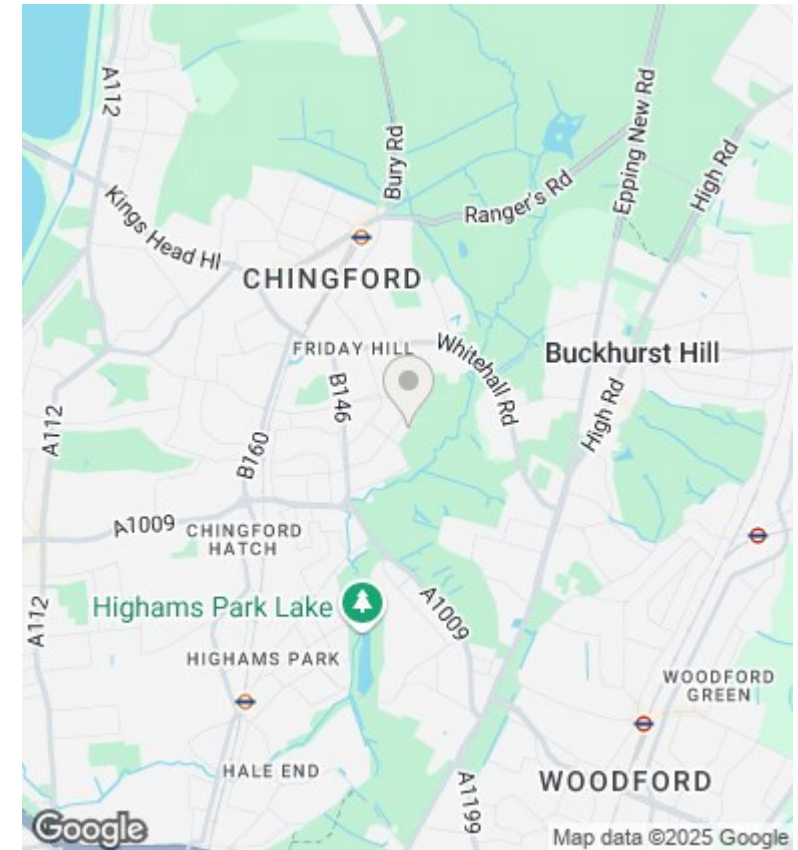
Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

Council Tax Band

D

EPC Rating:

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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