



## Hart Crescent, Chigwell, IG7 4DY

£429,950



A WELL MAINTAINED END OF TERRACE PROPERTY WHICH COMPRISES ATTRACTIVE LOUNGE, MODERN FITTED KITCHEN, THREE BEDROOMS, FIRST FLOOR SHOWER ROOM/WC, CONSERVATORY, WELL PLANNED REAR GARDEN, GAS CENTRAL HEATING AND DOUBLE GLAZING.

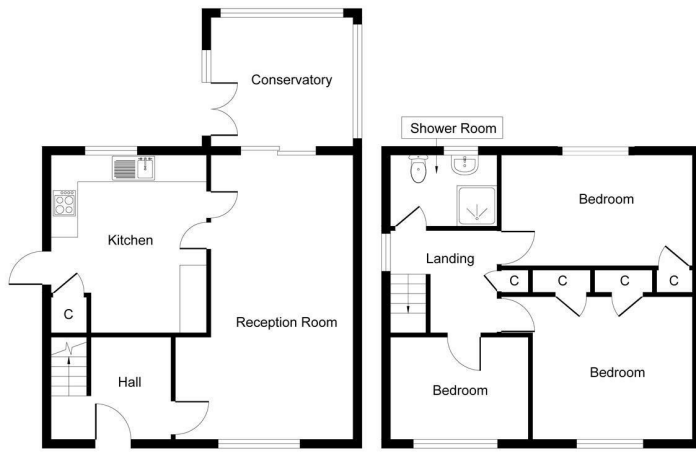
THE PROPERTY IS CLOSE TO LOCAL SHOPS AND TRANSPORT LINKS  
NO ONWARD CHAIN  
NEW ON MARKET

- THREE BEDROOM END OF TERRACE PROPERTY
- ATTRACTIVE LOUNGE
- CONSERVATORY
- MODERN FITTED KITCHEN
- FIRST FLOOR SHOWER ROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- OWN REAR GARDEN
- NEW ON MARKET
- NO ONWARD CHAIN

### Viewing

Please contact our Chigwell Office on 020 8500 5559  
if you wish to arrange a viewing appointment for this property or require further information.





Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(38-54) <b>E</b>			(38-54) <b>E</b>		
(21-37) <b>F</b>			(21-37) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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