

DURDEN & HUNT

INTERNATIONAL



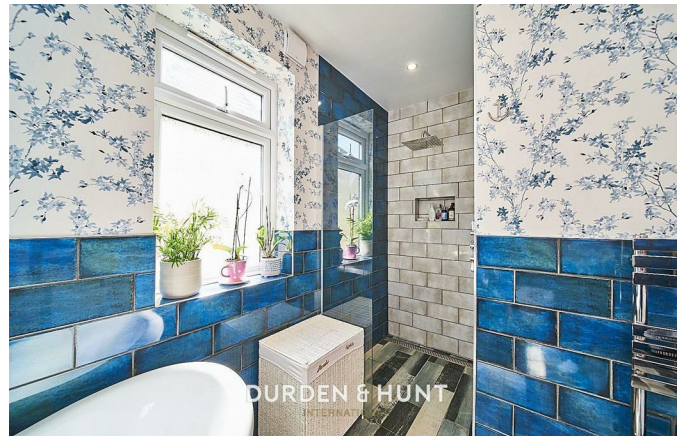
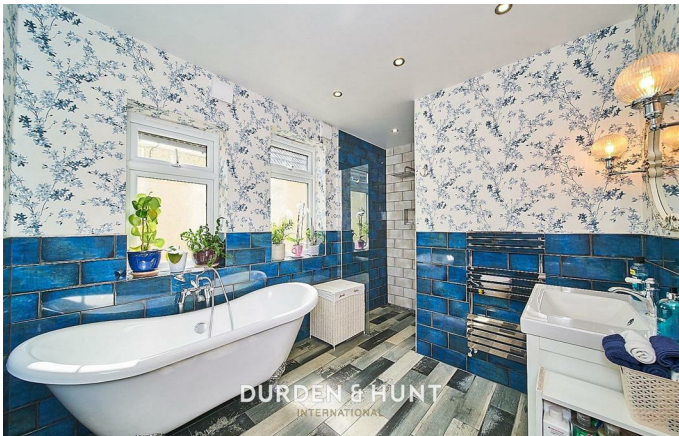
Stradbroke Grove, Clayhall IG5

Offers In Excess Of £800,000

- Modern Open Plan Kitchen And Living Area
- Two Downstairs Bedrooms
- Two Additional Bedrooms
- Driveway
- Utility Room
- Family Bathroom
- Family Shower Room
- Reception Room
- Downstairs WC
- Garden with Patio Area And A Outbuilding With Kitchenette And Shower Room

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GUIDE PRICE £850,000 - £875,000

Durden and Hunt welcome to the Market this four bedroom detached chalet bungalow in Clayhall.

Internally this property offers a modern open plan kitchen and living room with separate utility room and bi-fold doors opening onto the garden. Further the ground floor includes an additional reception room, two well-proportioned bedrooms (one of which is currently being used as a dressing room). All bedrooms are complemented by a family bathroom and an additional ground floor wc.

The first floor consists of two additional bedrooms with a linked shower room and eaves storage space.

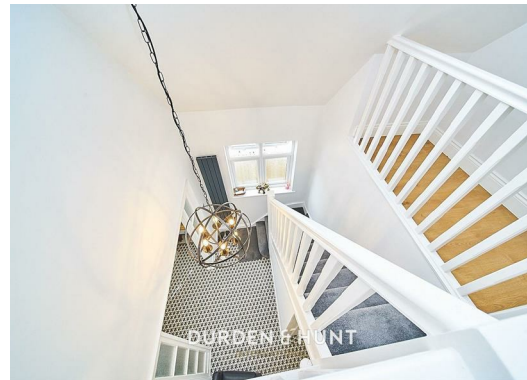
Externally this property benefits from a generous sized garden (Approximately 70ft Long, 32ft Wide) with patio area and an outbuilding with a kitchenette and a shower room. To the front of the property, you will find a private drive.

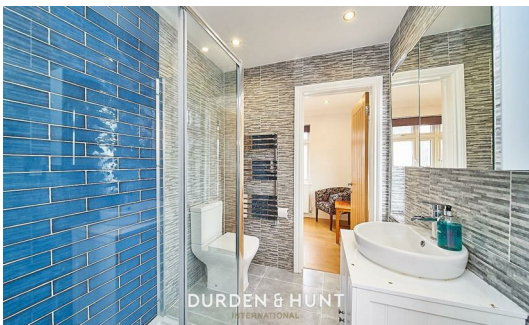
Ideally located close to local shops, schools and amenities as well as excellent transport links including the A1400, M11 Gants Hill and South Woodford Train stations.

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

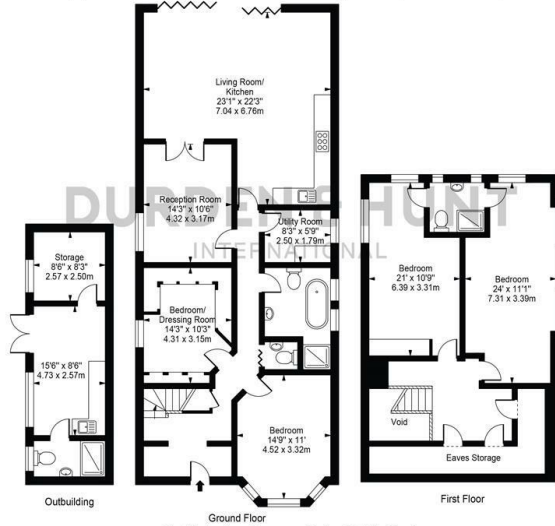
These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to

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. Durden & Hunt are a proud member of The Property Ombudsmen.



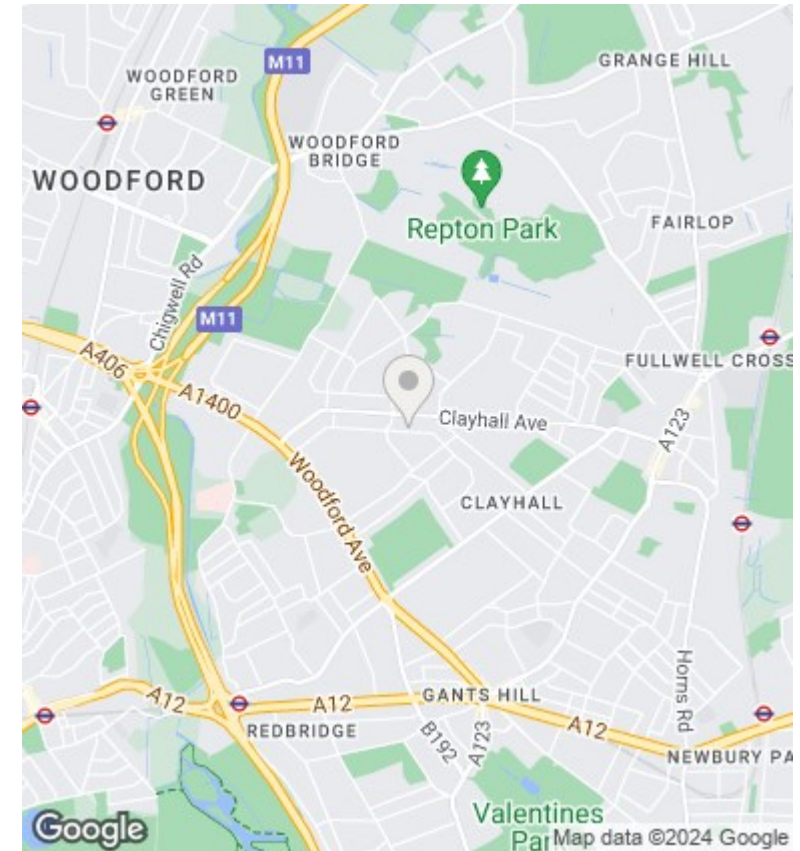


Stradbroke Grove
 Approx. Total Internal Area 2211 Sq Ft - 205.37 Sq M
 (Including Eaves Storage, Outbuilding & Excluding Void)
 Approx. Gross Internal Area Of Outbuilding 249 Sq Ft - 23.14 Sq M



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

E

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