

DURDEN & HUNT

INTERNATIONAL



Grange Crescent, Chigwell IG7

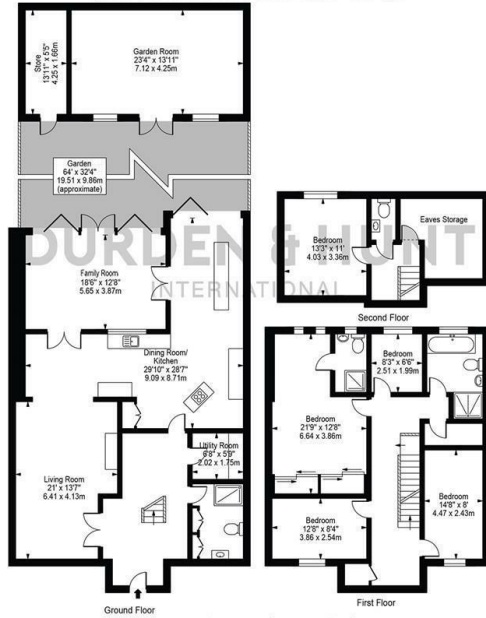
Offers In Excess Of £1,150,000

- High Specification Throughout
- Master Bedroom With Fitted Wardrobes And En Suite
- Ground Floor Bathroom And Dedicated Utility Room
- Garden With Patio And Lawn Areas
- Off Road Parking For Multiple Cars
- Four Additional Bedrooms
- Additional Bathroom And Additional WC
- Excellent Transport Links
- Large Open Plan Living, Dining, Kitchen, Bar And Family Room
- Separate Garden Room And Storage

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

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

Grange Crescent
 Approx. Total Internal Area 3018 Sq Ft - 280.34 Sq M
 (Including Eaves Storage, Garden Room & Store)
 Approx. Gross Internal Area 2504 Sq Ft - 232.66 Sq M
 (Excluding Eaves Storage, Garden Room & Store)
 Approx. Gross Internal Area Of Garden Room 326 Sq Ft - 30.26 Sq M
 Approx. Gross Internal Area Of Store 76 Sq Ft - 7.06 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

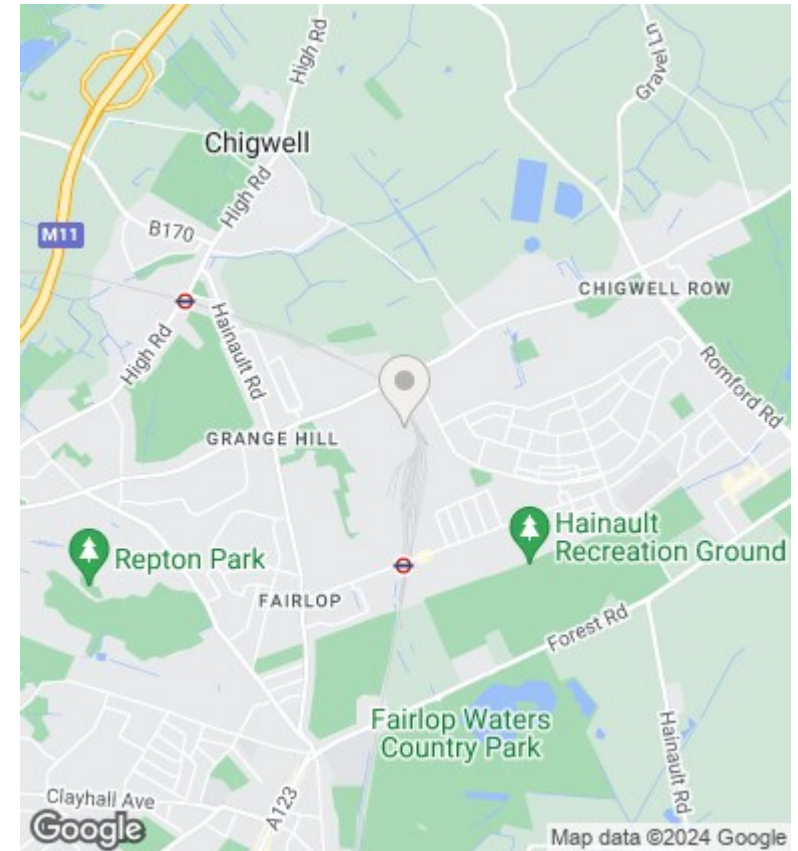
Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

Council Tax Band

F

EPC Rating:

D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	