

# DURDEN & HUNT

INTERNATIONAL



## Walnut Way, Buckhurst Hill IG9

Offers In Excess Of £800,000

- Four Bedroom Family Home
- Large Rear Garden
- Two Reception Rooms
- Modern Kitchen
- Downstairs WC
- Two Bathrooms

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# Walnut Way, Buckhurst Hill IG9

Four Bedroom Family Home - Two Bathrooms - Downstairs WC - Two Reception Rooms - Modern Kitchen - Large Rear Garden



Council Tax Band: E



Durden & Hunt welcome to the market this spacious four bedroom family home in Buckhurst Hill.

Internally the property boasts approx 1388 SQFT and has a perfect layout for a family. The ground floor benefits from downstairs WC, a separate reception room, and a large rear open plan living room. The open plan living room comprises the kitchen, a breakfast bar, as well as space for living and dining areas.

Upstairs, split across two floors, there are four bedrooms and two bathrooms. The master bedroom has an en-suite shower room.

The property has been maintained to an incredibly high standard throughout.

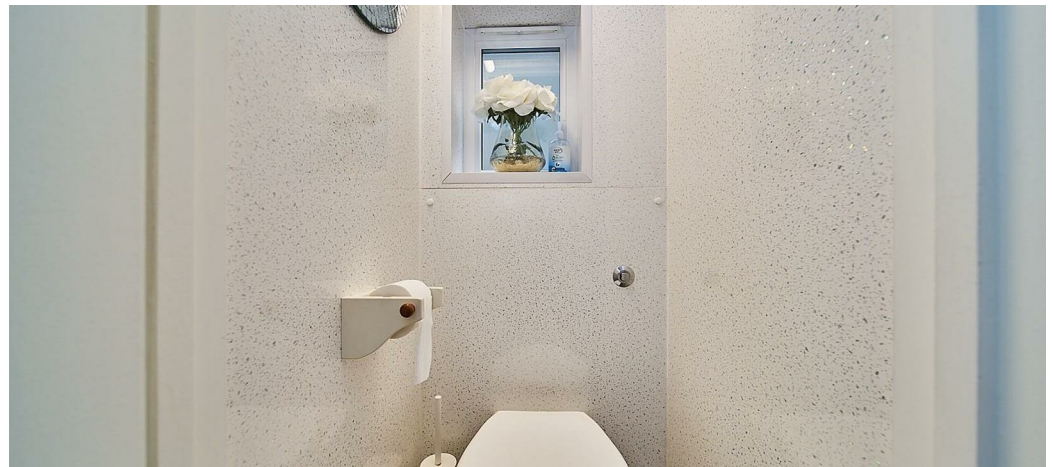
Externally there is a large rear garden.

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

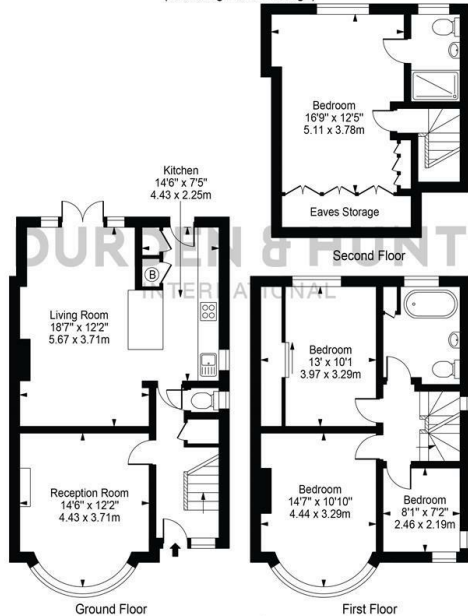
These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts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

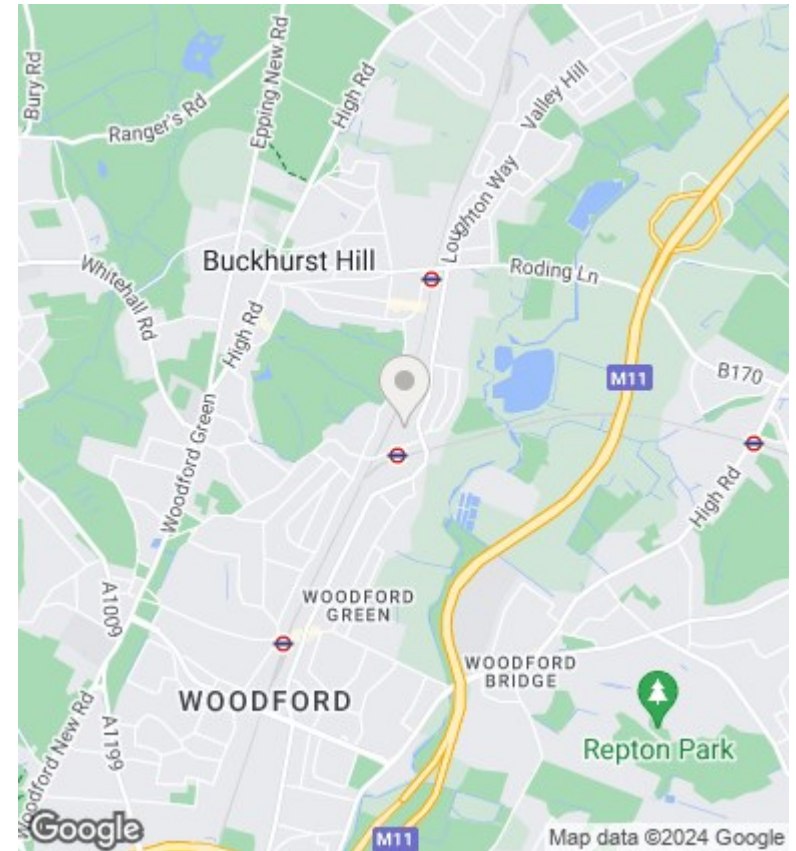




**Walnut Way**  
 Approx. Total Internal Area 1388 Sq Ft - 128.97 Sq M  
 (Including Eaves Storage)  
 Approx. Gross Internal Area 1352 Sq Ft - 125.64 Sq M  
 (Excluding Eaves Storage)



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) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>67</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	