

DURDEN & HUNT

INTERNATIONAL



Cleves Walk, Hainault IG6

Offers Over £680,000

- Five Bedrooms
- Three Floors
- Garage - Utility Room
- Two Reception Rooms
- Off Road Parking
- Ample Storage
- Three Modern Bathrooms
- Excellent Transport Links
- Kitchen Diner

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Cleves Walk, Hainault IG6

Five Bedrooms - Two Reception Rooms - Three Modern Bathrooms - Three Floors - Off Road Parking - Excellent Transport Links - Garage - Utility Room - Ample Storage - Kitchen Diner



Council Tax Band: D



Located in Hainault we find this wonderful semi detached family home with off street parking. It's spread over three floors and has five bedrooms, two reception rooms and three bathrooms, one on each level for the ultimate in easy living.

On the ground level is the living room which has a large bay window, fireplace and spotlights whilst the formal dining room is the perfect size for entertaining family and friends.

The spacious eat in kitchen diner has light wood coloured cabinetry and a door that leads out onto the patio area.

A beautiful bathroom and utility room completes this floor.

On the first level there are three bedrooms, two with fitted wardrobes and another being used as an office, all complemented with a bathroom. The first floor office has air conditioning and both the downstairs hallway and first floor bathroom benefit from Amtico flooring.

Additionally we are advised the property has an energy efficient Worcester Bosch boiler.

On the second level there are two bedrooms with fitted wardrobes, one with eaves storage and a bathroom.

The spacious garden has a nice patio for summer entertaining. mature trees and plants.

Further, the property boasts off road parking and a garage.

Conveniently located in Hainault, near shops, schools, parks, local amenities and transport links including Hainault underground station,

where the Central Line will take you directly into the city.

Contact us today for a viewing!

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.



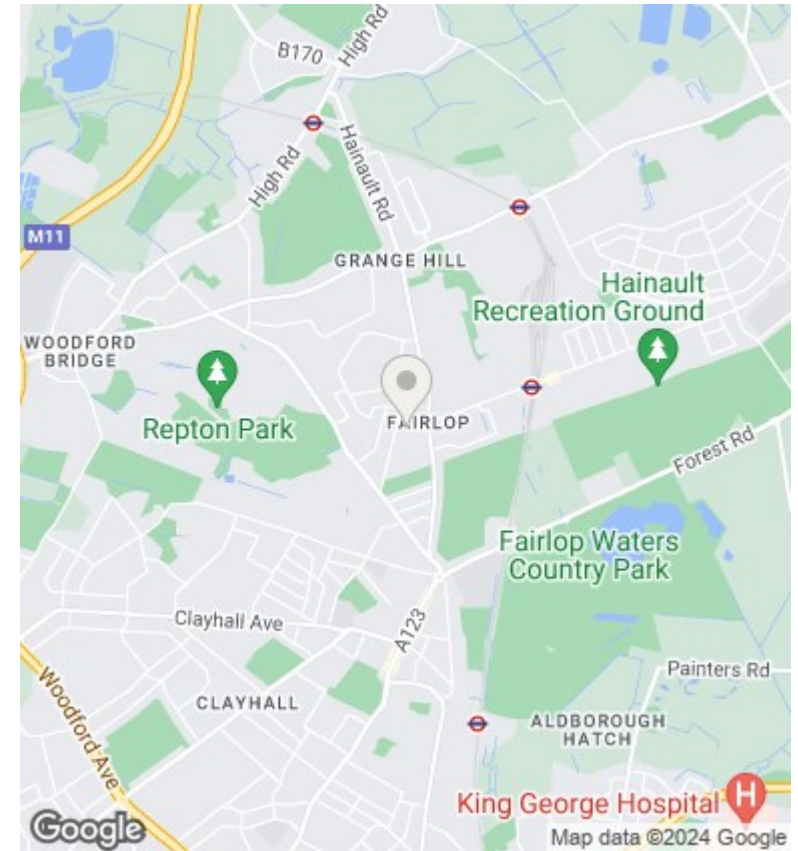


Cleves Walk
 Approx. Total Internal Area 1726 Sq Ft - 160.37 Sq M
 (Including Restricted Height Area, Eaves Storage & Garage)
 Approx. Gross Internal Area 1513 Sq Ft - 140.59 Sq M
 (Excluding Restricted Height Area, Eaves Storage & Garage)
 Approx. Gross Internal Area Of Garage 135 Sq Ft - 12.50 Sq M



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

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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	