

DURDEN & HUNT

INTERNATIONAL



Hawkwood Crescent, Chingford E4

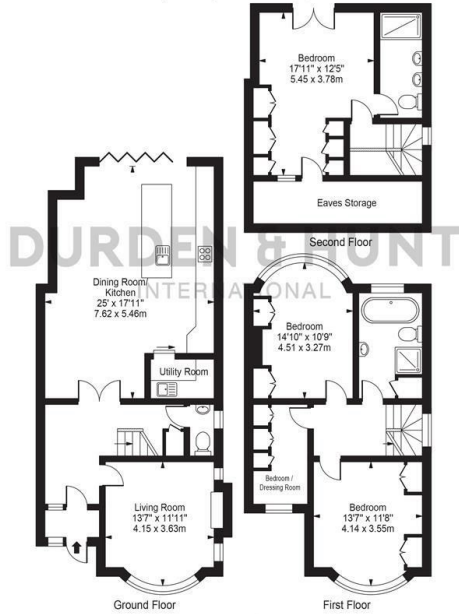
Asking Price £795,000

- Chain Free
- Great Location
- Primary And En Suite With Balcony And Fitted Wardrobes
- Eaves Storage
- Semi Detached Modern Family Home
- Open Plan Stylish Kitchen And Dining Area
- Large Garden And Patio
- Off Street Parking
- Utility Room
- Downstairs WC

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

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

Hawkwood Crescent
 Approx. Total Internal Area 1721 Sq Ft - 159.89 Sq M
 (Including Eaves Storage)
 Approx. Gross Internal Area 1637 Sq Ft - 152.05 Sq M
 (Excluding Eaves Storage)



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

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	