

DURDEN & HUNT

INTERNATIONAL



Nevin Drive, Chingford E4

Asking Price £1,200,000

- Desirable Location
- Charming Kitchen With Separate Utility
- Three Family Bathrooms
- Garage And Off Road Parking
- Downstairs WC
- Two Generous Reception Rooms
- Large Garden With Outbuilding
- Six Bedrooms

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

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

Nevin Drive
 Approx. Total Internal Area 2680 Sq Ft - 248.95 Sq M
 (Including Restricted Height Area, Garage & Outbuilding)
 Approx. Gross Internal Area 2392 Sq Ft - 222.26 Sq M
 (Excluding Restricted Height Area, Garage & Outbuilding)
 Approx. Gross Internal Area Of Garage 146 Sq Ft - 13.59 Sq M
 Approx. Gross Internal Area Of Outbuilding 189 Sq Ft - 17.52 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

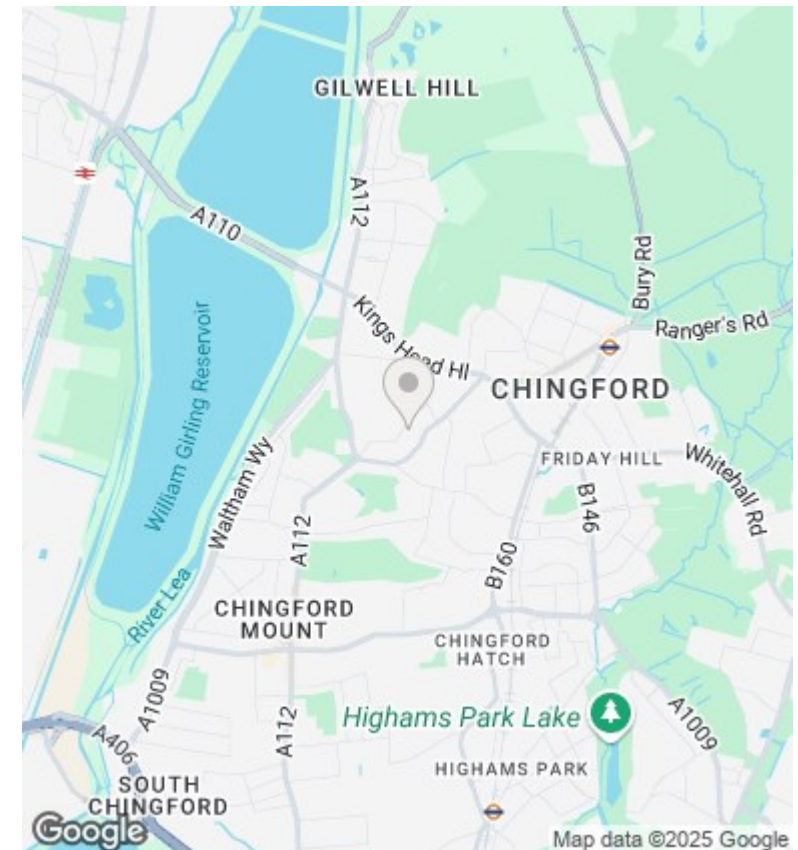
Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

Council Tax Band

G

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	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	