

DURDEN & HUNT

INTERNATIONAL



Connaught Ave, Chingford E4

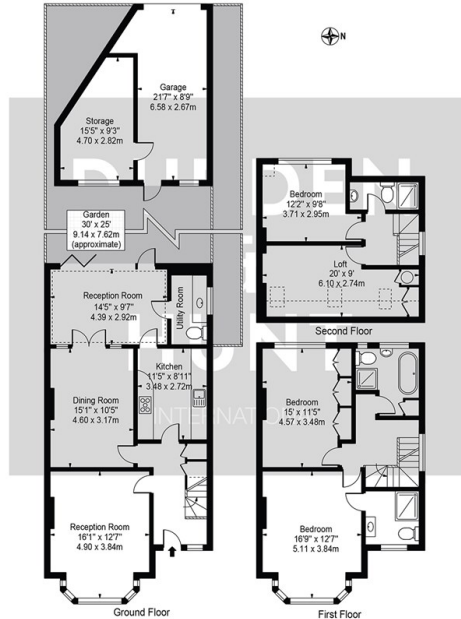
Asking Price £950,000

- Three Reception Rooms
- Three Bathrooms, One Of Which En Suite
- Garden With Patio Area And Pond
- Immaculate Kitchen
- Downstairs WC and Utility Room
- Garage With Storage
- Four Bedrooms
- Private Drive

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

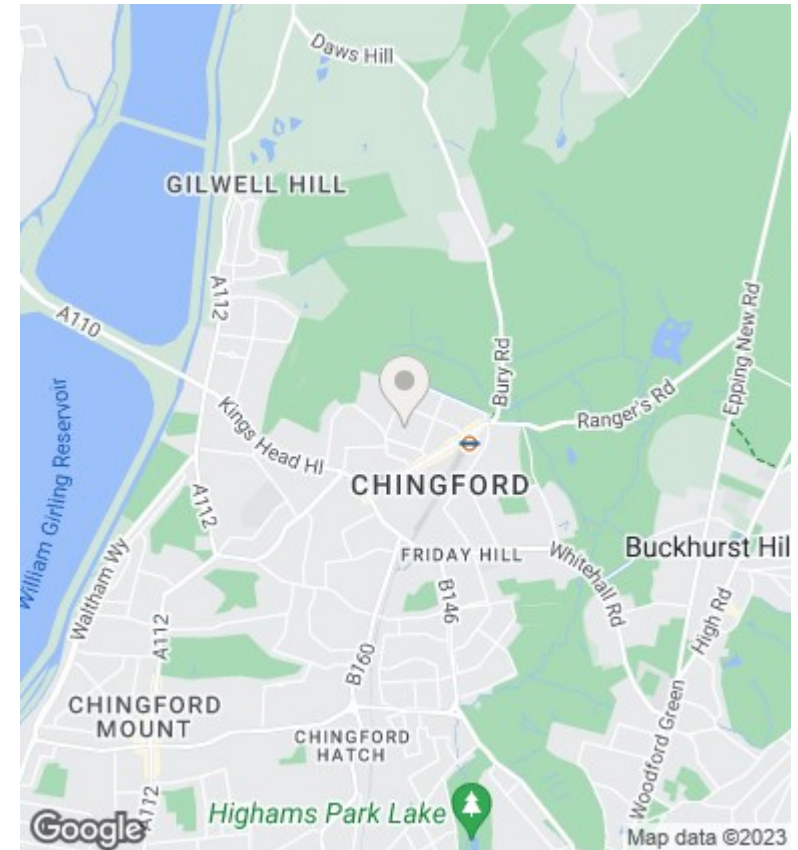
loughton@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk/>

Connaught Avenue
 Approx. Total Internal Area 1994 Sq Ft - 185.24 Sq M
 (Including Restricted Height Area & Outbuilding)
 Approx. Gross Internal Area 1628 Sq Ft - 151.24 Sq M
 (Excluding Restricted Height Area & Outbuilding)
 Approx. Gross Internal Area Of Outbuilding 326 Sq Ft - 30.29 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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	