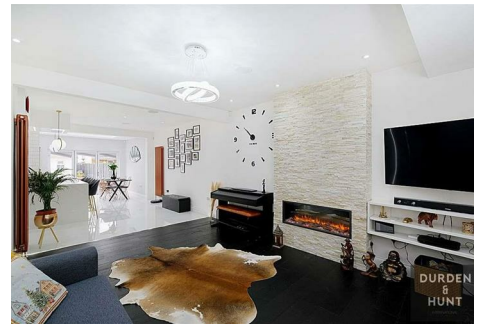


DURDEN & HUNT

INTERNATIONAL



Monkwood Gardens, IG5

£850,000

- Four Bedroom
- Two Bathrooms, One Of Which En Suite
- Fitted Wardrobes
- Two Out Buildings, Used As Gym And Office
- Large Open Plan Kitchen, Living and Dining Room
- Downstairs WC
- Garden
- Private Drive

Monkswood Gardens, IG5

Four Bedroom - Large Open Plan Kitchen, Living and Dining Room - Two Out Buildings - Downstairs WC - Two Bathrooms, One Of Which En Suite - Fitted Wardrobes - Garden - Private Drive



Council Tax Band: F



Durden and Hunt welcome to this market this impressive four bedroom semi-detached home in Clayhall.

Internally the property benefits from a spacious, modern, open plan kitchen (with Neff appliances and waterfall island), living and dining room that leads to the garden. A large master, featuring en suite and fitted wardrobes, is complemented by wooden shutters throughout, three additional bedrooms and a family bathroom, ideal for a family home.

Externally the property offers a full renovation with Monocouche insulated render, private drive, an immaculate garden with insulated office, complete with power, in addition to an insulated outbuilding; currently used as gym.

The property also provides Hypervolt electric car charger, Lithe Audio Bluetooth Wireless ceiling speakers, underfloor heating downstairs and an alarm system. Additionally new roofing and insulation, double glazing, electric panel and wiring and radiators and piping have been installed.

Situated on the sought after 'wood' estate it is close to both Parkhill, Beal & Ilford County Grammar & Woodford County Grammar schools. It is close to local amenities and Gants Hill, Barkingside, Newbury Park and Woodford stations (Central Line).

Four Bedroom - Large Open Plan Kitchen, Living and Dining Room - Two Out Buildings - Downstairs WC - Two Bathrooms, One OF Which En Suite - Fitted Wardrobes - Garden - Private Drive

Consumer Protection from Unfair Trading Regulations 2008.

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.

Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included, they may however be available by separate negotiation. On most occasions features and facilities of a property are owner advised and potential buyers are advised to confirm these.

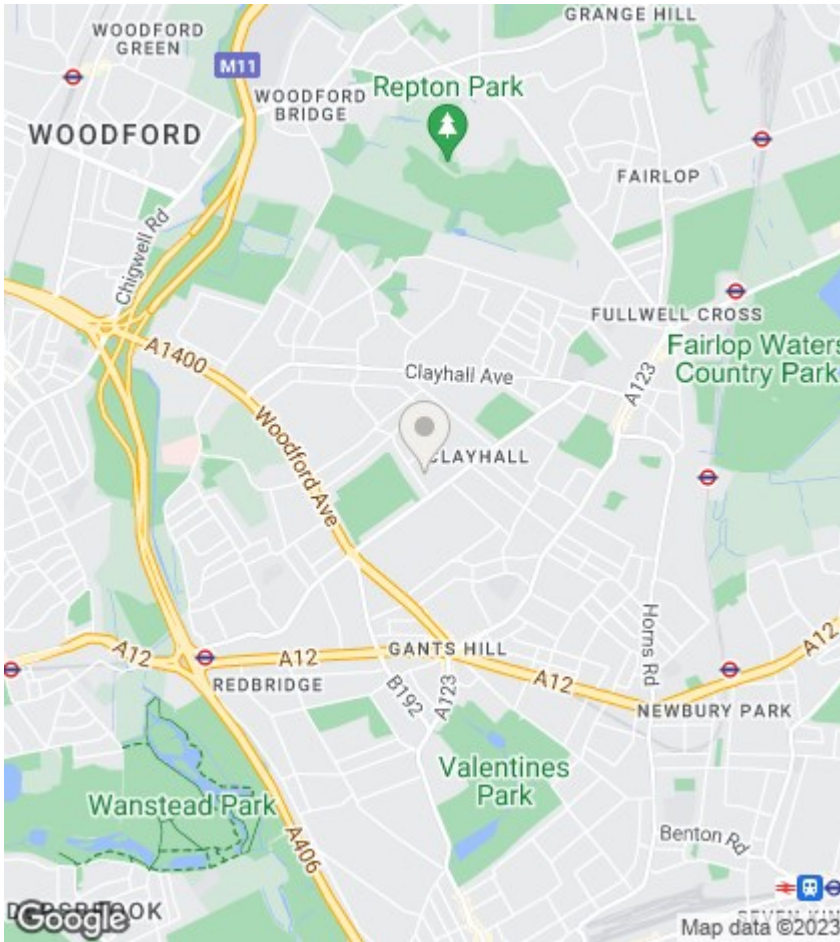
Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated.

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 and this.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

On occasion photographs may be owner supplied.

Durden & Hunt are a proud member of the Property Ombudsmen.



Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	82
(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	

