

DURDEN & HUNT

INTERNATIONAL



Chequers Road, Loughton IG10

Offers In Excess Of £485,000

- End Of Terraced Town House
- Three Well Proportioned Bedrooms
- Off Road Parking
- Modern Kitchen
- Contemporary Family Bathroom With Separate WC
- Excellent Transport Links
- Good Sized Living Room
- Garden With Patio Area

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End Of Terraced Town House - Modern Kitchen - Good Sized Living Room - Three Well Proportioned Bedrooms - Contemporary Family Bathroom With Separate WC - Garden With Patio Area - Off Road Parking - Excellent Transport Links



Council Tax Band: D



Durden and Hunt welcome to the market this three bedroom end of terraced home in Loughton.

Internally this property benefits from a good sized living room and a spacious modern kitchen.

The first floor consists of three well proportioned bedrooms which are complemented by a contemporary family bathroom with separate WC.

Externally this property offers a garden with patio area and off road parking.

Ideally located close to local shops, schools and amenities as well as excellent transport links of M11, M25 and Debden tube station.

Tenure: Freehold
Council Tax Band: D

Consumer Protection from Unfair Trading Regulations 2008.

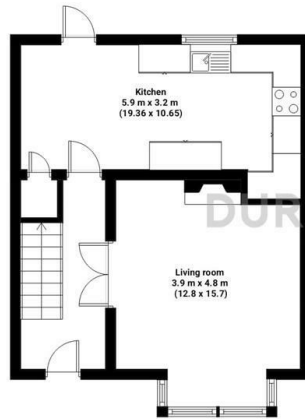
Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT necessarily included unless specifically mentioned within the sales particulars, they may however be available by separate negotiation. Any mention of Planning potential is based on the current owners opinion, unless stated otherwise a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice. On most occasions features and facilities of a property are owner advised and potential buyers are advised to confirm these. 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 area. 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. Any dates and property charges referenced are owner advised and should be verified by

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

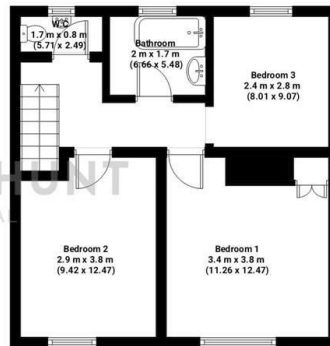
Chequers Road

Total area: approx 80.55 m² (867.08 sq. feet)

Ground Floor
Total area: approx 40.05 sq. metres (431.0 sq. feet)



1st Floor
Total area: approx 40.5 sq. metres (435.9 sq. feet)



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THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

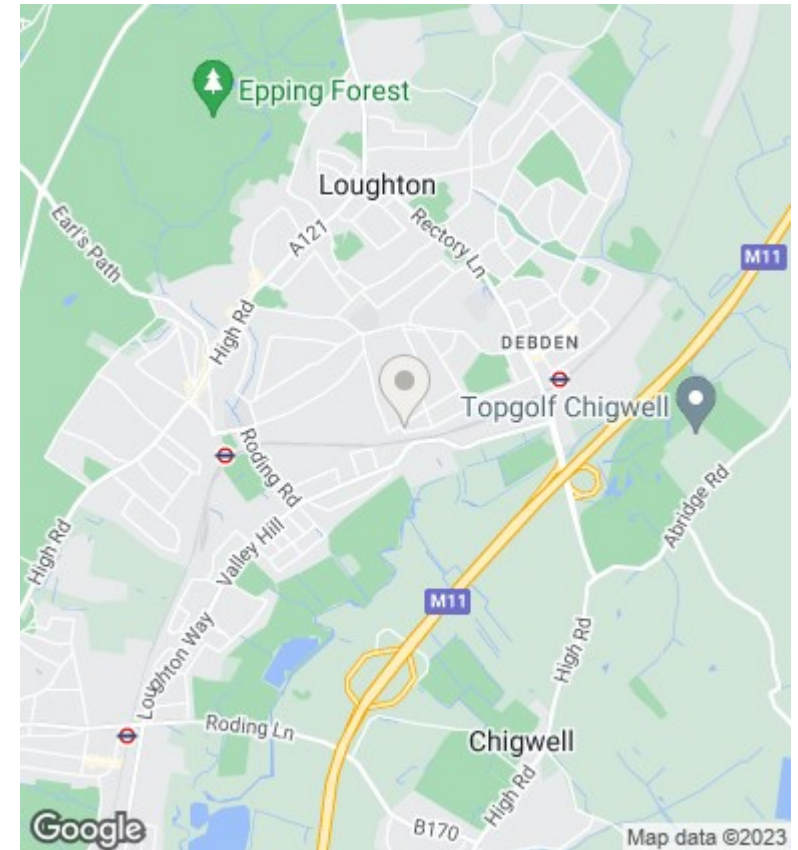
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

Viewings

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

Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	