

DURDEN & HUNT

INTERNATIONAL



Rowden Park Gardens, London E4

Offers In Excess Of £500,000

- Large Through Living And Dining Room
- Family Bathroom
- Excellent Transport Links
- Good sized Kitchen
- Patio Garden
- Three Well Proportioned Bedrooms
- Studio

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Rowden Park Gardens, London E4

Large Through Living And Dining room - Good sized Kitchen - Three Well Proportioned Bedrooms - Family Bathroom - Patio Garden - Studio - Excellent Transport Links



Council Tax Band: D



Durden and Hunt welcome to the market this three bedroom mid-terraced home in Chingford.

Internally this property offers a large through living and dining room with patio doors which lead onto the garden, followed by a good sized fitted kitchen.

The first Floor consists of three well proportioned bedrooms which are complemented by a family bathroom.

Externally this property offers a patio garden and a studio outbuilding.

Ideally located close to local shops, schools and amenities as well as excellent transport links including A406, M11, A10 and Higham's Park overground train station.

Tenure: Freehold

Council Tax Band: D

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.

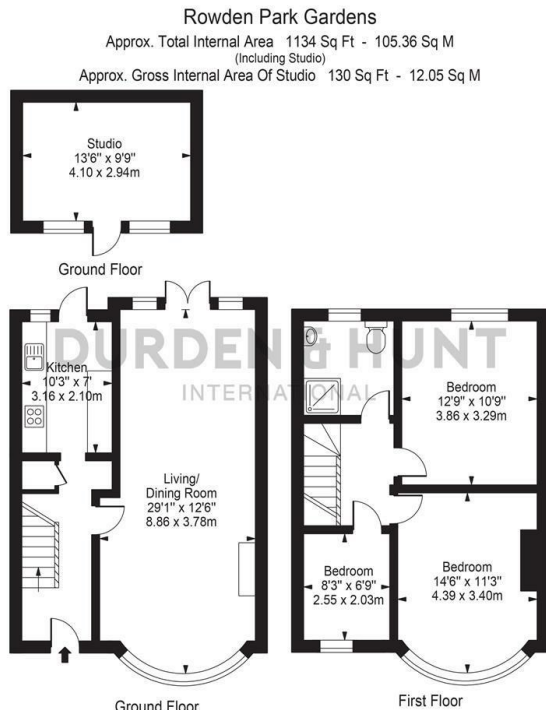
Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances and this.

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.

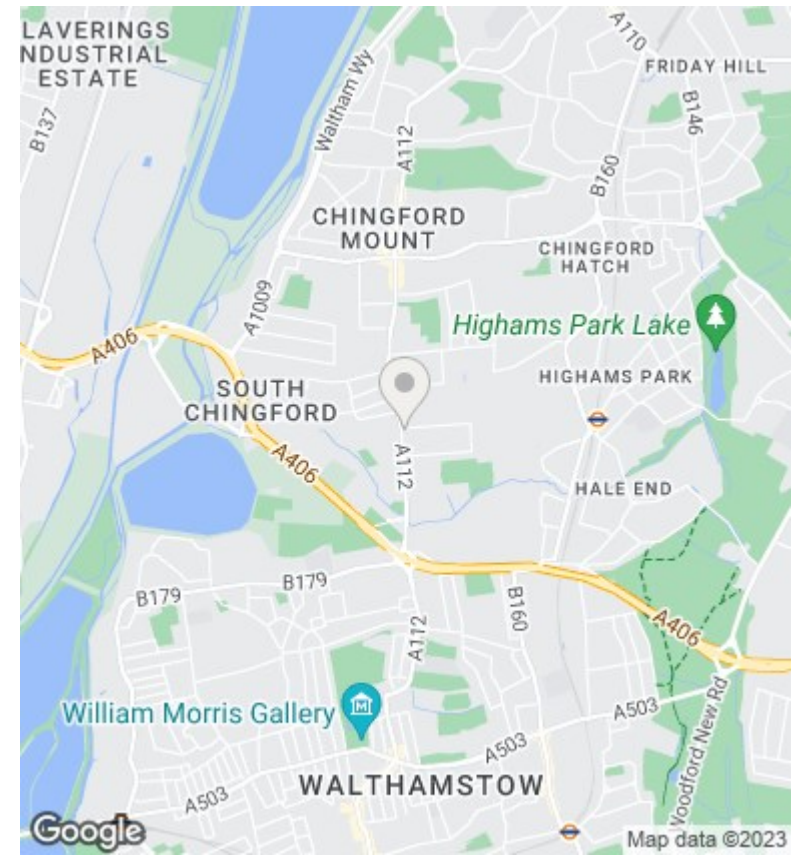






For Illustration Purposes Only - Not To Scale

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

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	