

DURDEN & HUNT

INTERNATIONAL



Shrublands Close, Chigwell IG7

£350,000

- Ground Floor Entrance
- Family Bathroom
- Kitchen
- First Floor Maisonette
- Good Transport Links
- Private Garden
- Two Bedrooms
- Open Plan Living And Dining Area
- Shed And Storage Area

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

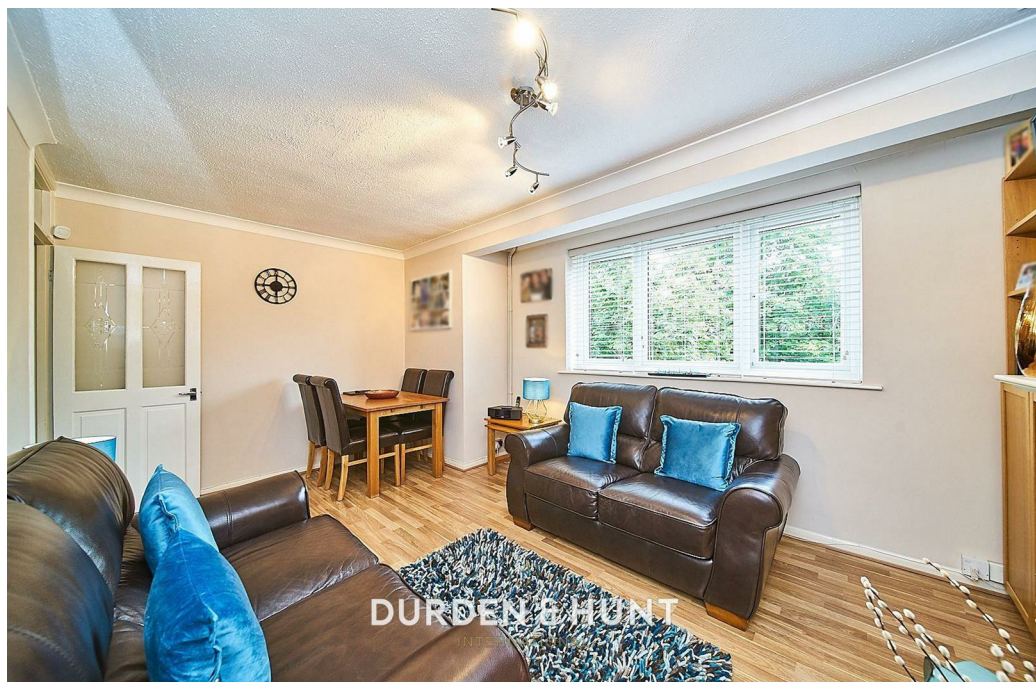
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Shrublands Close, Chigwell IG7

Ground Floor Entrance - First Floor Maisonette - Two Bedrooms - Family Bathroom - Open Plan Living And Dining Area - Kitchen - Private Garden - Shed And Storage Area - Good Transport Links



Council Tax Band: C



Durden and Hunt welcome to the market this two-bedroom first floor maisonette in Chigwell.

This property offers ground floor entrance to the property. Internally this maisonette offers an open plan living and dining area, kitchen, two well-proportioned bedrooms and a contemporary family bathroom.

Externally this unique property benefits from a private garden with shed and storage space.

Ideally located close to local shops, schools, and amenities as well as excellent transport links including M11, A1400, A12, Hainault, Grange Hill and Chigwell train stations.

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.

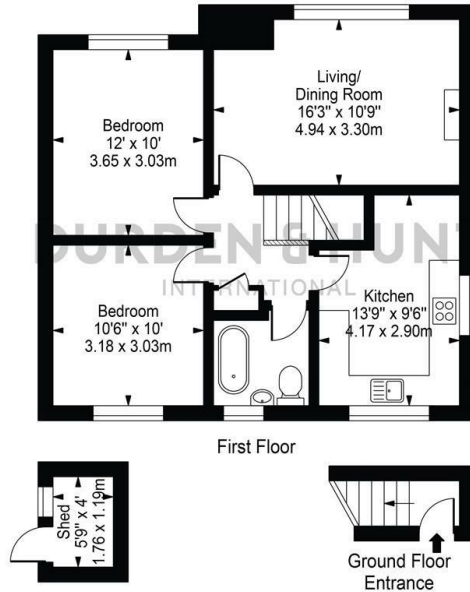
Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances.

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.

Shrublands Close
 Approx. Total Internal Area 688 Sq Ft - 63.94 Sq M
 (Including Shed)
 Approx. Gross Internal Area Of Shed 22 Sq Ft - 2.09 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

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	68	76
(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	