

DURDEN & HUNT

INTERNATIONAL



The Green, London E11

£2,500,000

- Period Features Throughout
- Kitchen
- Loft Room
- Large Garden And Patio Area
- Four Well Proportioned Bedrooms
- Downstairs WC
- Garage And Workshop
- Four Reception Rooms
- Family Bathroom With Separate WC
- Secure Gated Driveway

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The Green, London E11

Period Features Throughout – Four Well Proportioned Bedrooms – Four Reception Rooms – Kitchen – Downstairs WC – Family Bathroom With Separate WC – Loft Room – Garage And Workshop – Secure Gated Driveway – Large Garden And Patio Area



Council Tax Band: G



Durden and Hunt welcome to the market this unique four-bedroom detached home, with loft space, in the sought after location of Wanstead.

Internally this property contains period features throughout and you are greeted by the grand entrance hallway, which provides access to two spacious reception rooms, one with linked conservatory that opens onto the garden. Further the hallway leads to the ground floor dining room and kitchen, which also provide access to the exterior.

A downstairs WC and storage, both accessed via the exterior, optimise the ground floor.

The first floor consists of four well-proportioned bedrooms, all with fitted wardrobes. which are complemented by a family bathroom and separate WC. The first floor further offers a study space with access to the loft office on the second floor. The loft itself could potentially be used as a fifth bedroom.

Externally this property benefits from a large garden with patio area. To the rear of the garden, you will find an outbuilding which is currently being used as a home gym.

The front of the property boasts a secure gated driveway with space for multiple cars as well as a garage and workshop.

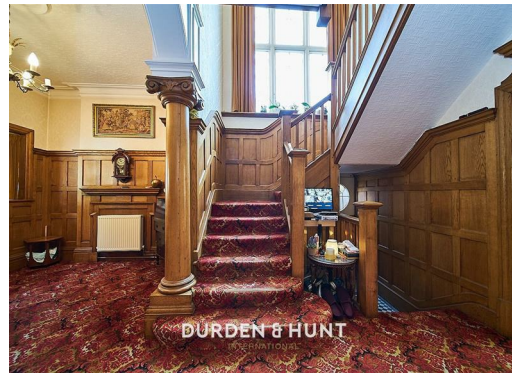
With excellent views of the popular greenery, the property is ideally located for the high street with local shops, schools, and amenities as well as excellent transport links including A12, A406 and Wanstead's Central Line tube station.

Consumer Protection from Unfair Trading Regulations

2008.Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. 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. 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/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.





The Green
 Approx. Total Internal Area 3848 Sq Ft - 357.52 Sq M
 (Including W.C. Storage, Gym, Workshop & Garage)
 Approx. Gross Internal Area Of W/C 22 Sq Ft - 2.07 Sq M
 Approx. Gross Internal Area Of Storage 29 Sq Ft - 2.66 Sq M
 Approx. Gross Internal Area Of Gym 141 Sq Ft - 13.13 Sq M
 Approx. Gross Internal Area Of Workshop & Garage 666 Sq Ft - 61.88 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

G

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC