



Price

£700,000

Freehold

3x  1x  2x 

**Harwater Drive,
Loughton, Essex, IG10**

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- **Semi-detached 1930's house with large rear garden**
- **This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged.**
- **As part of the deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to us before viewing if you feel this may affect your buying decision**
- **Potential to extend (Subject to planning permission)**

Accommodation

GROUND FLOOR

Hallway

Lounge: 19'0 x 12'6 (5.80m x 3.81m)

Dining Room: 11'9 x 11'8 (3.58m x 3.56m)

Kitchen: 8'1 x 6'10 (2.47m x 2.08m)

FIRST FLOOR

Landing

Bedroom 1: 18'7 x 11'2 (5.67m x 3.41m)

Bedroom 2: 11'6 x 11'4 (3.51m x 3.46m)

Bedroom 3: 9'0 x 7'5 (2.75m x 2.26m)

Family Bathroom

Separate Toilet

OUTSIDE

Rear Garden

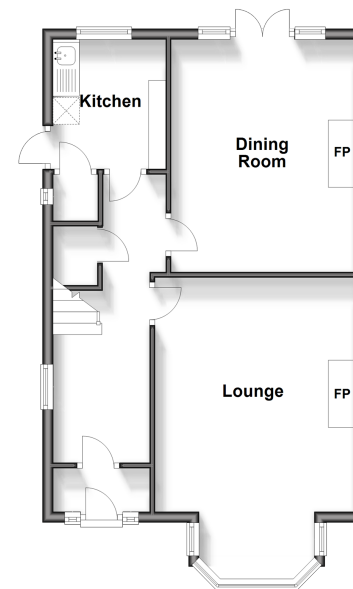
Front Garden

Detached Garage

Driveway

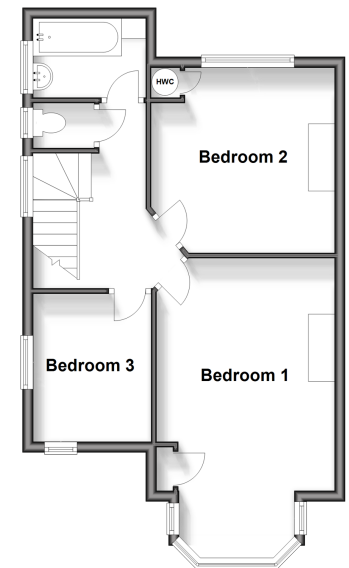
Ground Floor

Approx. 52.3 sq. metres (563.5 sq. feet)



First Floor

Approx. 46.9 sq. metres (505.3 sq. feet)



Call Loughton - 020 8502 1326 ■ douglasallen.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property

■ Please note that any services, heating system, or appliances have not been tested and no warranty can be given or implied as to their working order. Dimensions are approximate and floor plans are not to scale.



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