

# DURDEN & HUNT

INTERNATIONAL



## High Road, Chigwell IG7

Guide Price £2,100,000

- Desirable Gated Development
- Master Bedroom With Dressing Room And En Suite
- Open Plan Kitchen And Living Room
- Garden With Outdoor Kitchen
- Excellent Transport Links
- Four Additional Bedrooms, One With En Suite
- Additional Living And Dining Room
- Off Road Parking And Garage
- Two Additional Bathrooms And A Downstairs WC
- Separate Utility Space

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

[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

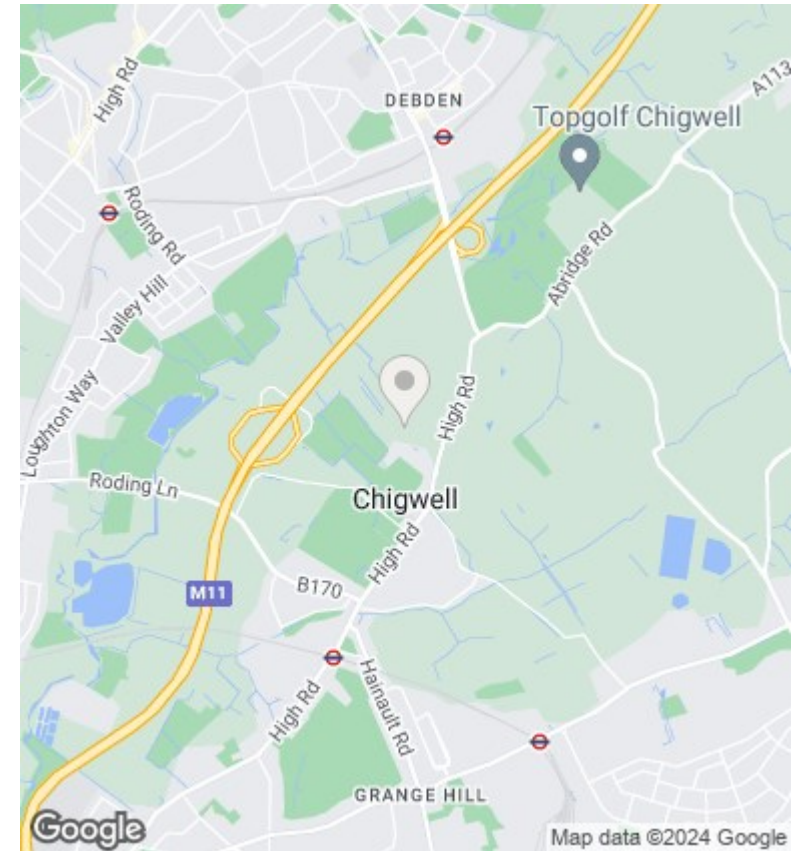
Chigwell Grange High Road  
 Approx. Total Internal Area 3674 Sq Ft - 341.34 Sq M  
 (Including Garage)  
 Approx. Gross Internal Area Of Garage 352 Sq Ft - 32.70 Sq M



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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

H

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		86	90
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	