

DURDEN & HUNT

INTERNATIONAL



Pancroft, Abridge RM4

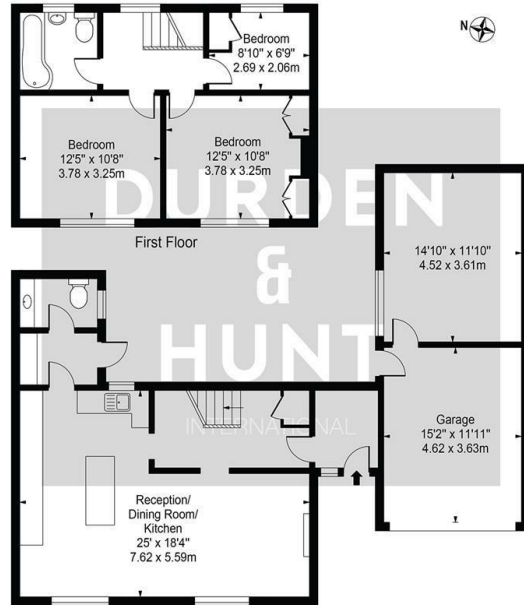
Offers In Excess Of £525,000

- Off Road Parking And Garage
- Garden With AstroTurf Lawn
- Transport Links
- Modern Kitchen, Living And Dining Space
- Three Bedrooms
- Separate Utility Space
- Contemporary Bathroom

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

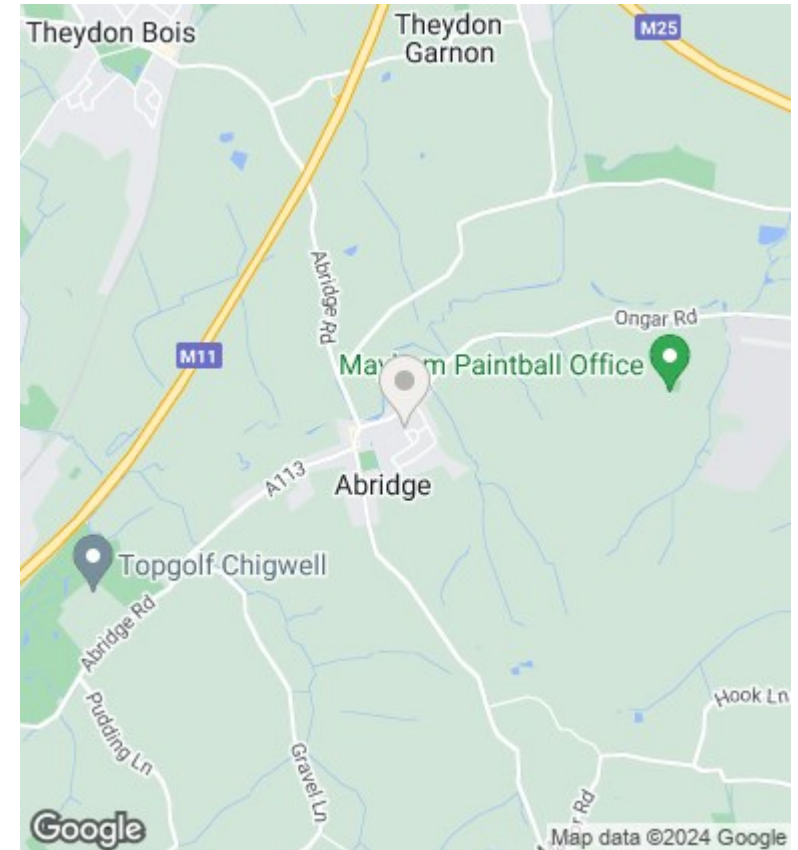
loughton@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk/>

Pancroft
 Approx. Gross Internal Area 1016 Sq Ft - 94.39 Sq M
 (Excluding Garage & Office)
 Approx. Gross Internal Area Of Garage & Office 366 Sq Ft - 34.00 Sq M



Ground Floor
 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

E

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		76
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	