

DURDEN & HUNT

INTERNATIONAL



Hillcrest Way, Epping CM16

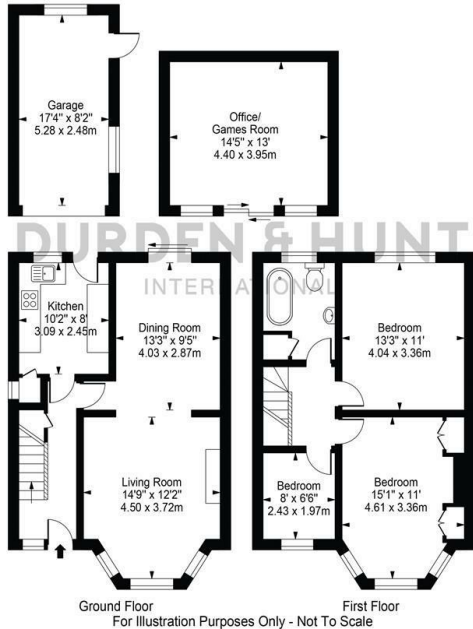
Offers Over £725,000

- Excellent Transport Links
- Planning Permission For Rear And Loft Extension
- Modern Kitchen
- Good Condition Throughout
- Off Road Parking And Garage
- Large Living And Dining Room
- Contemporary Family Bathroom
- Outbuilding With Power
- Three Bedrooms
- South West Facing Garden

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

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

Hillcrest Way
 Approx. Total Internal Area 1311 Sq Ft - 121.77 Sq M
 (Including Garage & Office/ Games Room)
 Approx. Gross Internal Area Of Garage 141 Sq Ft - 13.09 Sq M
 Approx. Gross Internal Area Of Office/ Games Room 187 Sq Ft - 17.38 Sq M



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			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	