

# DURDEN & HUNT

INTERNATIONAL



## Dacre Gardens, Chigwell IG7

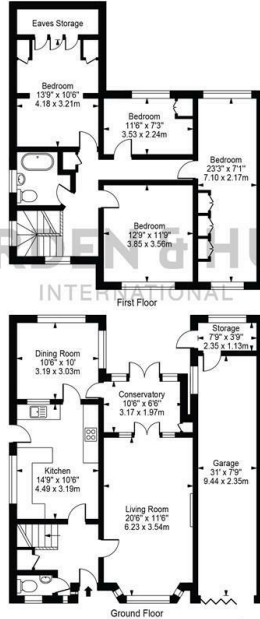
Offers In Excess Of £850,000

- Chain Free
- Good Sized Garden
- Large Living Room And Separate Dining Room
- Storage
- Excellent Transport Links
- Four Bedrooms
- Conservatory
- Double Garage And Off Road Parking
- Spacious Kitchen
- Family Bathroom And Downstairs WC

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

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

**Dacre Gardens**  
 Approx. Total Internal Area 1773 Sq Ft - 164.73 Sq M  
 (Including Eaves Storage, Garage & Storage)  
 Approx. Gross Internal Area Of Garage 239 Sq Ft - 22.18 Sq M  
 Approx. Gross Internal Area Of Storage 29 Sq Ft - 2.66 Sq M  
 Approx. Gross Internal Area Of Eaves Storage 38 Sq Ft - 3.53 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

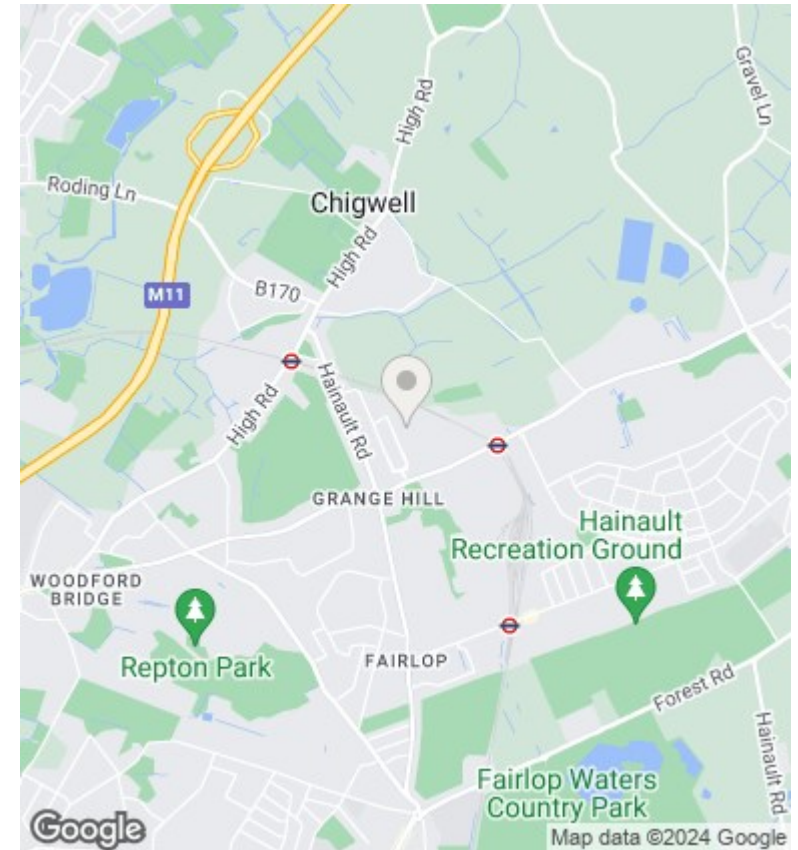
Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

## Council Tax Band

F

## EPC Rating:

D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	