

# DURDEN & HUNT

INTERNATIONAL



## Herent Drive, Clayhall IG5

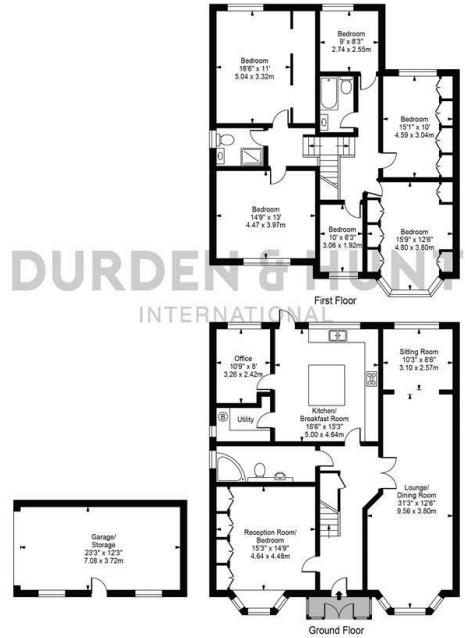
Offers In Excess Of £1,250,000

- Six Bedroom Detached Home
- Multiple Reception Rooms
- Three Bathrooms
- Central Line Station Nearby
- Over 2800 SQFT / 260 SQM
- Ground Floor Office
- Large Kitchen
- Garage & Driveway
- Utility Room
- Good Size Rear Garden

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

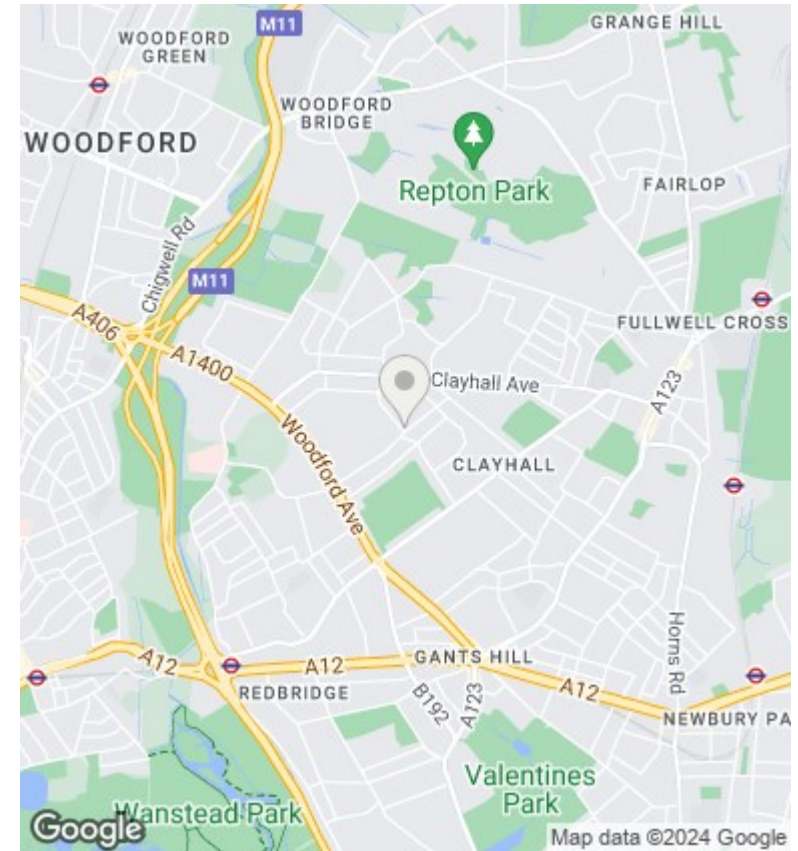
[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

Herent Drive  
 Approx. Total Internal Area 2826 Sq Ft - 262.57 Sq M  
 (Including Garage & Storage)  
 Approx. Gross Internal Area Of Garage & Storage 284 Sq Ft - 26.34 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:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>72</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	