

# DURDEN & HUNT

INTERNATIONAL



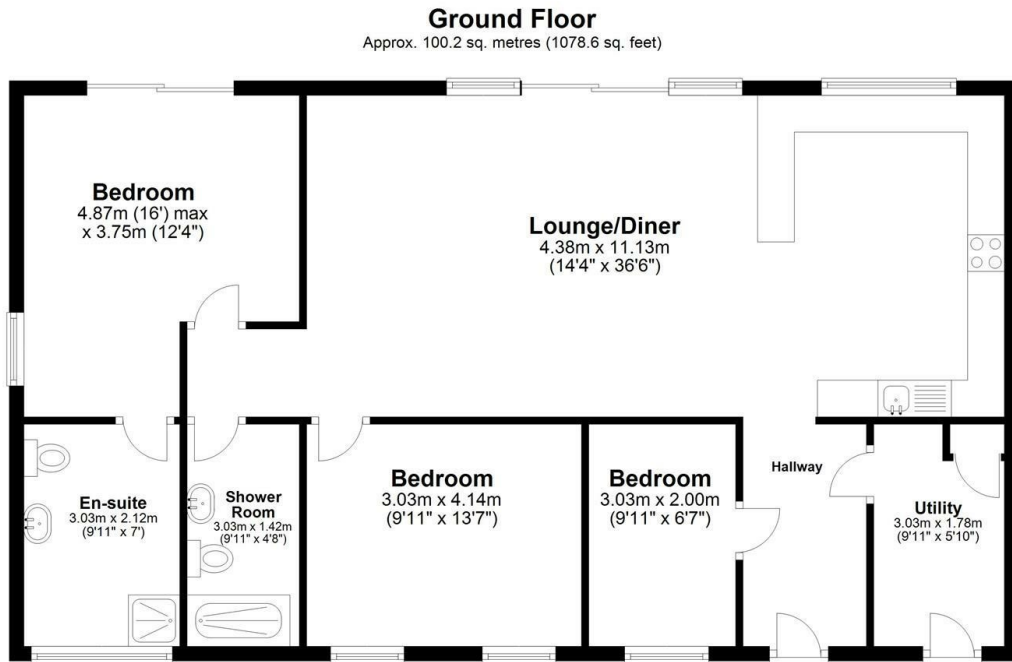
## Bell Common, Epping CM16

Offers Over £650,000

- Detached Bungalow
- Gated Driveway
- Excellent Transport Links
- Family Bathroom
- Chain Free
- Open Plan Kitchen, Living And Dining Room
- Two Additional Bedrooms
- Mature Garden
- Master Bedroom With En Suite
- Separate Utility Room

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

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



Total area: approx. 100.2 sq. metres (1078.6 sq. feet)  
**Bell Common**



### Viewings

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

### Council Tax Band

A

### EPC Rating:

A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		99	100
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	