

DURDEN & HUNT

INTERNATIONAL



Englands Lane, Loughton IG10

£800,000

- Four Bedroom
- Two Reception Rooms
- Separate Kitchen
- South Facing Garden
- Semi Detached
- Garage
- Utility Room
- Two Bathrooms (including ground floor shower room)
- Driveway
- Potential To Extend (subject to planning)

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

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

Englands Lane
 Approx. Total Internal Area 1924 Sq Ft - 178.72 Sq M
 (Including Garage & Outbuilding)
 Approx. Gross Internal Area Of Garage 223 Sq Ft - 20.72 Sq M
 Approx. Gross Internal Area Of Outbuilding 116 Sq Ft - 10.74 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

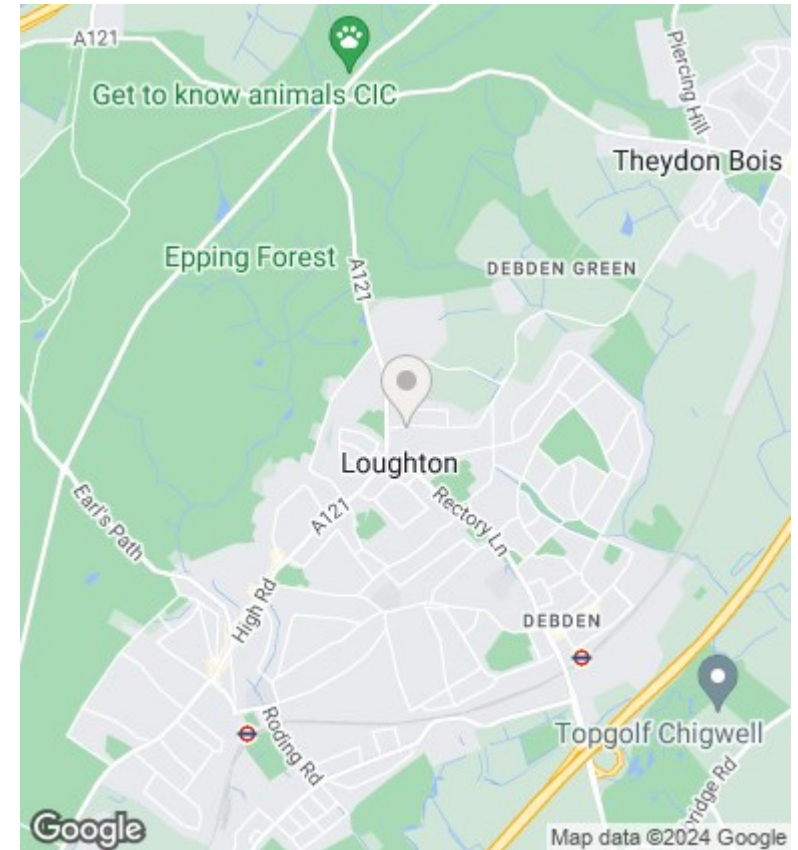
Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

Council Tax Band

E

EPC Rating:

C



| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | 81 |
| (81-91) | B | | |
| (69-80) | C | 71 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |