

DURDEN & HUNT

INTERNATIONAL



St. Marys Way, Chigwell IG7

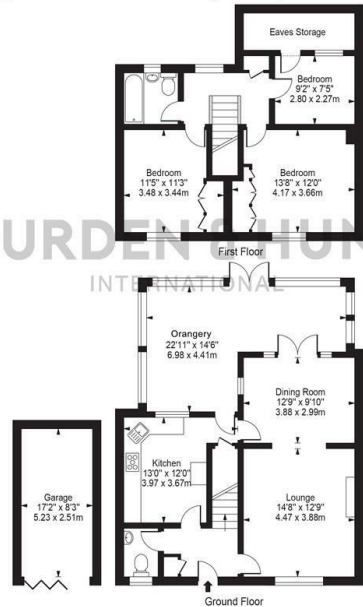
£625,000

- Three Bedrooms
- Separate Kitchen
- Ideally Located for West Hatch High School
- Two Reception Rooms
- Downstairs WC
- Front & Rear Garden
- Orangery Room
- Garage

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

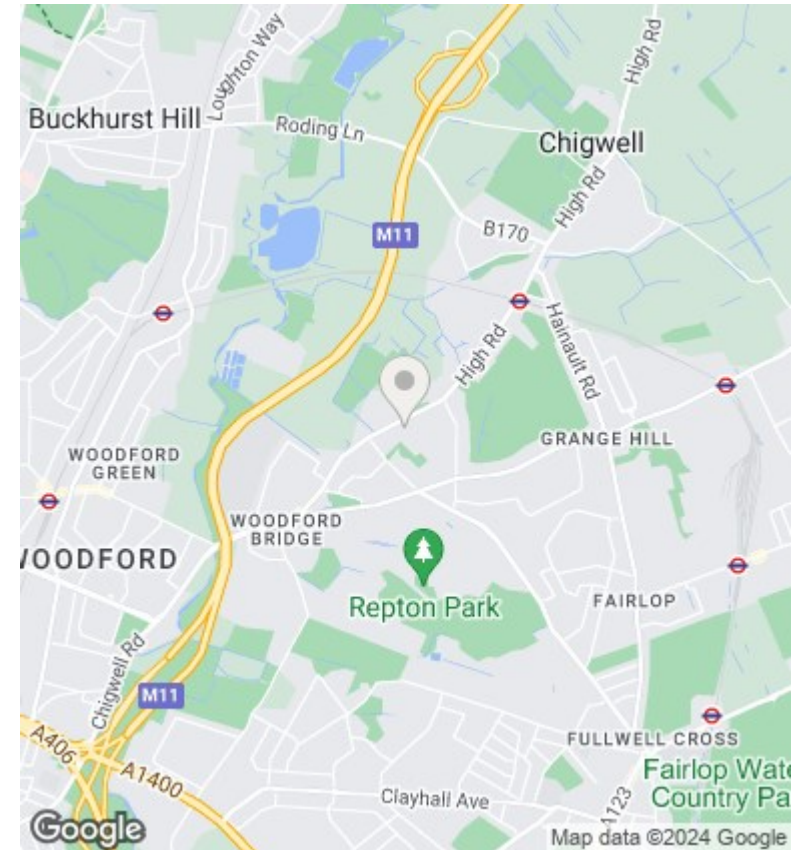
loughton@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk/>

St. Marys Way
 Approx. Total Internal Area 1559 Sq Ft - 144.87 Sq M
 (Including Eaves Storage, Restricted Height Area & Garage)
 Approx. Gross Internal Area 1355 Sq Ft - 125.89 Sq M
 (Excluding Eaves Storage, Restricted Height Area & Garage)
 Approx. Gross Internal Area Of Garage 141 Sq Ft - 13.13 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
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	