

DURDEN & HUNT

INTERNATIONAL

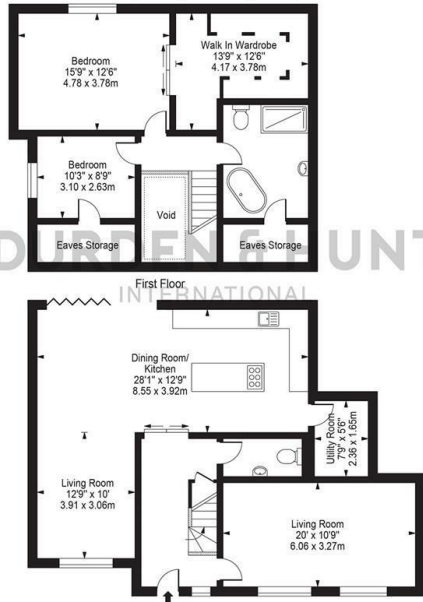


Marjorams Avenue, Loughton IG10

Offers Over £900,000

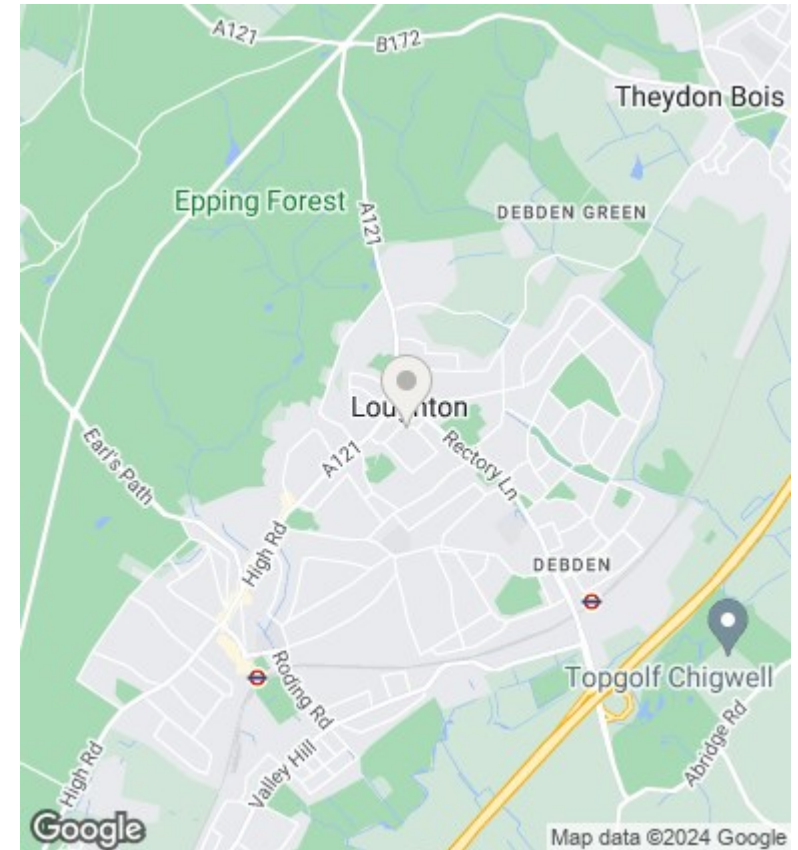
- Detached Home
- Aircon Throughout
- Additonal Reception Room
- Move In Ready Modern Finish
- Sonos Sound System
- Exceptional Master Bedroom Suite
- 3/2 Bedrooms
- Large Open Plan Kitchen Diner

Marjorams Avenue
 Approx. Total Internal Area 1643 Sq Ft - 152.61 Sq M
 (Including Eaves Storage & Excluding Void)
 Approx. Gross Internal Area 1555 Sq Ft - 144.49 Sq M
 (Excluding Eaves Storage & Void)



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:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	