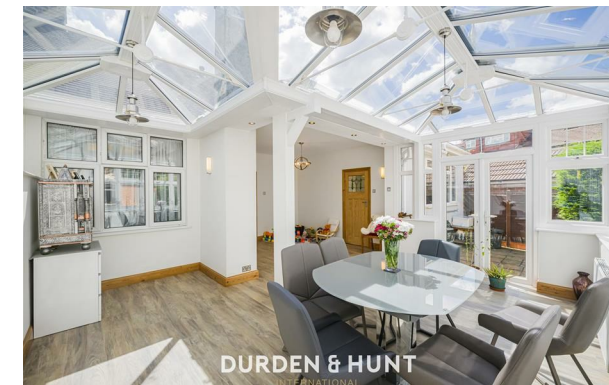


DURDEN & HUNT

INTERNATIONAL



Donington Avenue, Barkingside IG6

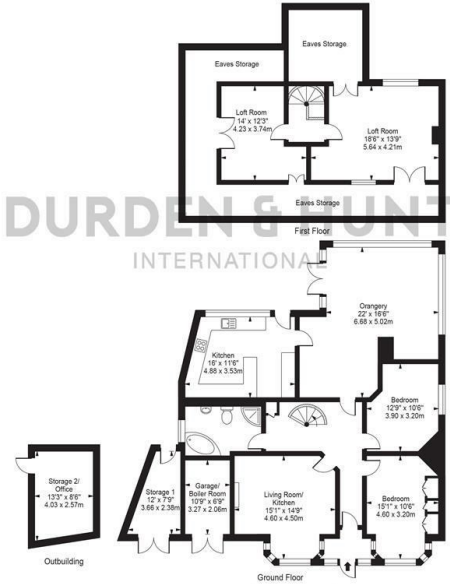
£750,000

- Opportunity For Downstairs Living
- Off Road Parking
- Good Transport Links
- Patio Garden With Outbuilding
- Flexible Living Space
- Spacious Bright Orangery
- Modern Kitchen
- Three Downstairs Rooms, Two Used As Bedrooms
- Loft Rooms And Storage
- Luxurious Family Bathroom

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

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

Donington Avenue
 Approx. Total Internal Area 2495 Sq Ft - 231.82 Sq M
 (Including Eaves Storage, Garage, Boiler Room, Storage 1 & Outbuilding)
 Approx. Gross Internal Area 1761 Sq Ft - 163.64 Sq M
 (Excluding Eaves Storage, Garage, Boiler Room, Storage 1 & Outbuilding)
 Approx. Gross Internal Area Of Garage & Boiler Room 73 Sq Ft - 6.74 Sq M
 Approx. Gross Internal Area Of Storage 1 70 Sq Ft - 6.47 Sq M
 Approx. Gross Internal Area Of Outbuilding 106 Sq Ft - 9.88 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:

D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		75
(69-80)	C	67	
(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	