

# DURDEN & HUNT

INTERNATIONAL



## Emmaus Way, IG7

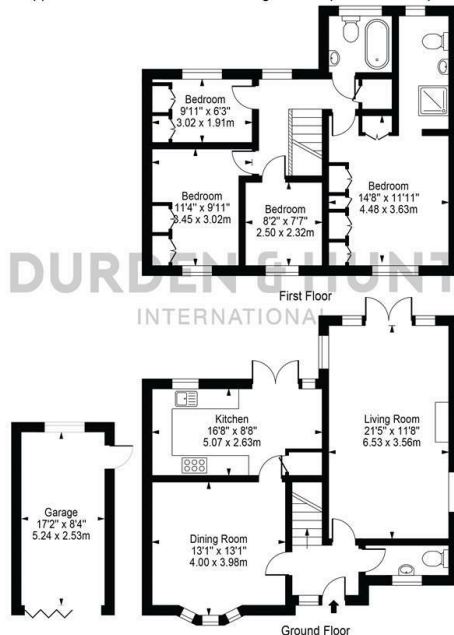
Offers Over £800,000

- Charming Four Bedroom Home
- Excellent Transport Links
- Large Living Room
- Family Bathroom
- Mature Garden
- Master Bedroom With En Suite
- Separate Dining Room
- Off Road Parking And Garage
- Generous Kitchen
- Downstairs WC

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

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

Emmaus Way  
 Approx. Total Internal Area 1419 Sq Ft - 131.83 Sq M  
 (including Garage)  
 Approx. Gross Internal Area Of Garage 143 Sq Ft - 13.26 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

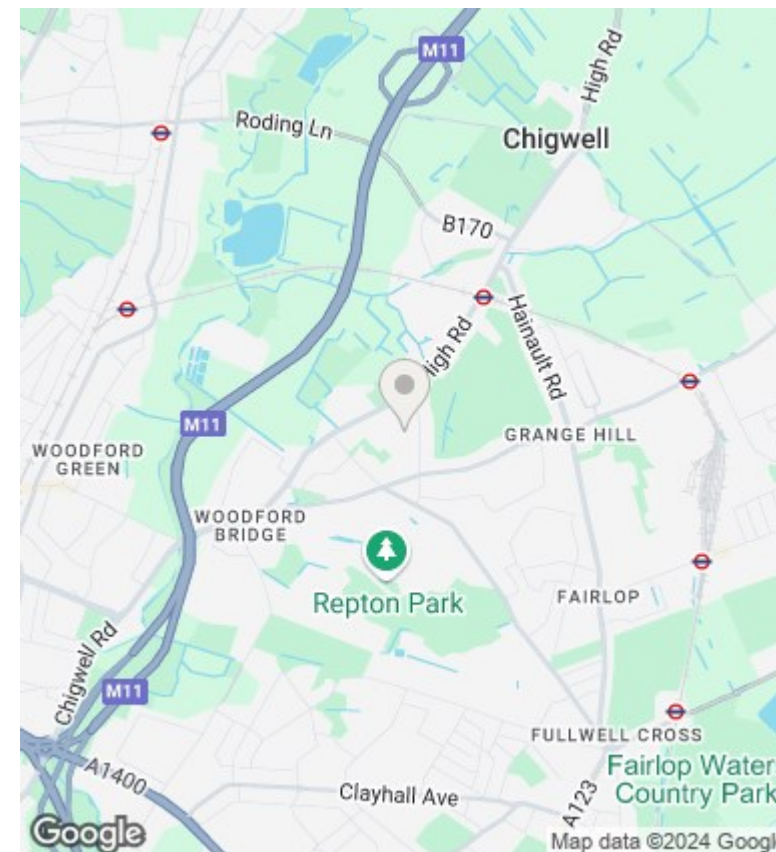
Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

## Council Tax Band

G

## EPC Rating:

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC