

# DURDEN & HUNT

INTERNATIONAL



## Abridge Road, Abridge RM4

Offers Over £1,250,000

- Over 2,400 SQFT
- Open Plan Kitchen Dining And Family Area
- Excellent Transport Links
- Lovely Garden And Patio
- Great Location
- Downstairs WC
- Separate Lounge
- Four Bedroom Modern Home
- Three Beautifully Finished Bathrooms
- Utility Room

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

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



Total area: approx. 223.3 sq. metres (2403.5 sq. feet)  
Piggots Farm



### Viewings

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

### Council Tax Band

G

### EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			99
(92 plus) <b>A</b>		87	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	