

# DURDEN & HUNT

INTERNATIONAL



## Coolgardie Avenue, Chigwell IG7

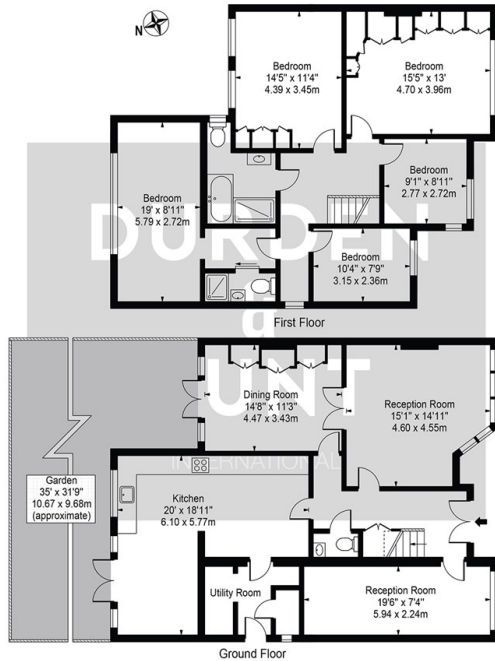
Offers In Excess Of £975,000

- Chain Free
- Utility Room
- Five Bedrooms, One with En Suite
- Great Transport Links
- Large Kitchen Diner With Breakfast Bar
- Downstairs WC
- Modern Bathroom
- Separate Dining Room
- Two Additional Reception Rooms
- Private Drive

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

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

Coolgardie Avenue  
 Approx. Gross Internal Area 2038 Sq Ft - 189.34 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

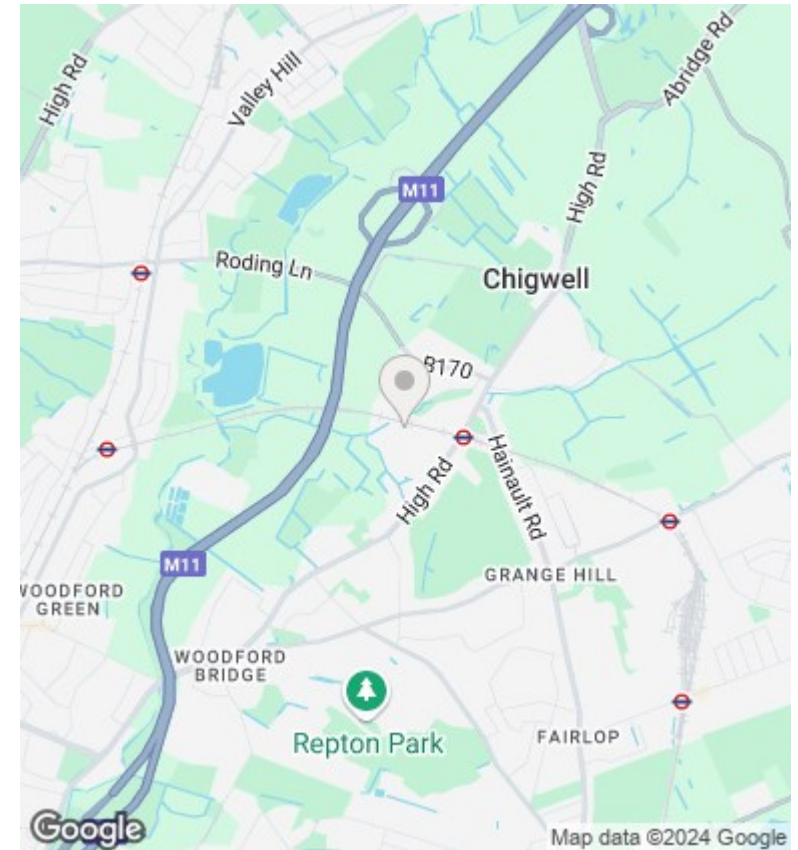
Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

### Council Tax Band

F

### EPC Rating:

E



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		75
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	
(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	