

# DURDEN & HUNT

INTERNATIONAL



## Romford Road, Chigwell IG7

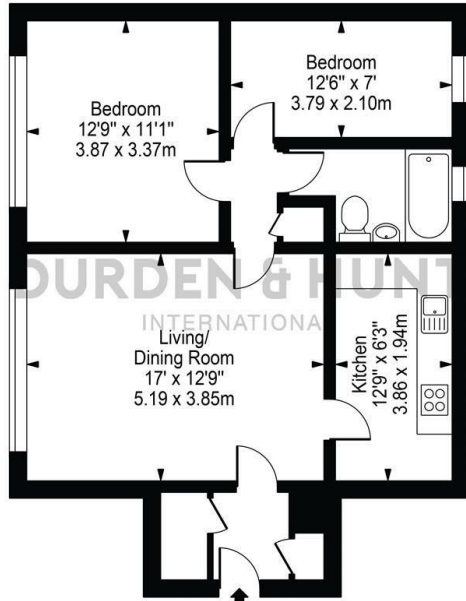
Offers Over £300,000

- Quiet Location
- Close To Hainault Forest
- Communal Gardens
- Large Living And Dining Area
- Well Fitted Kitchen
- Nearby Local Amenities
- Great Transport Links

309 High Road, Loughton, Essex, IG10 1AL  
01277282222

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

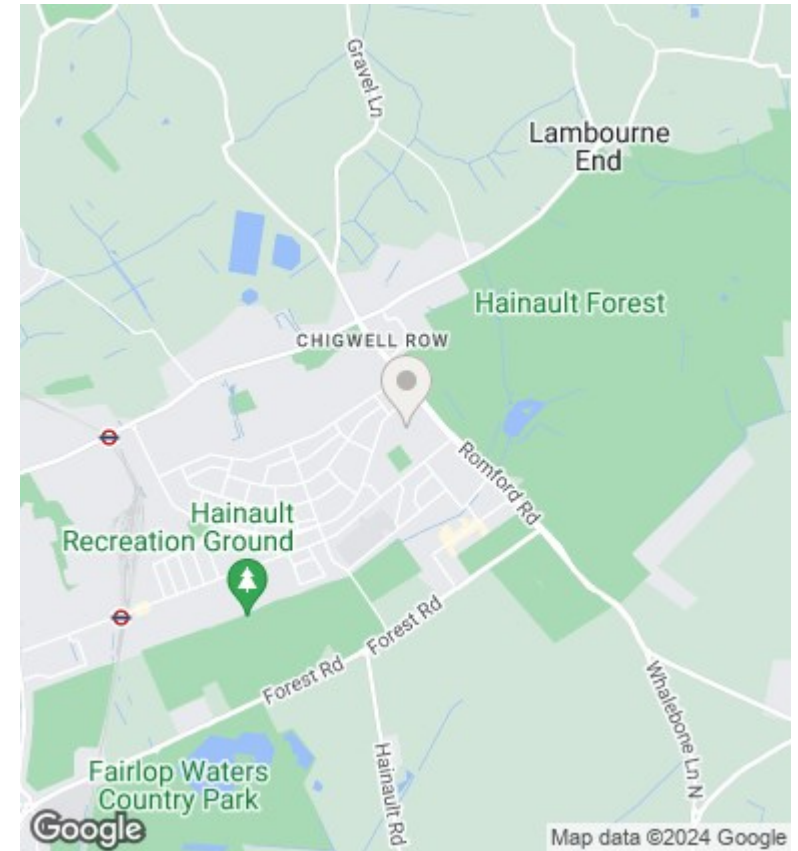
**The Ridings**  
 Approx. Gross Internal Area 666 Sq Ft - 61.87 Sq M



Top Floor

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 01277282222 to make an appointment.

### Council Tax Band

C

### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			75
(69-80) <b>C</b>		66	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	