

# DURDEN & HUNT

INTERNATIONAL



## Fernside, Essex IG9

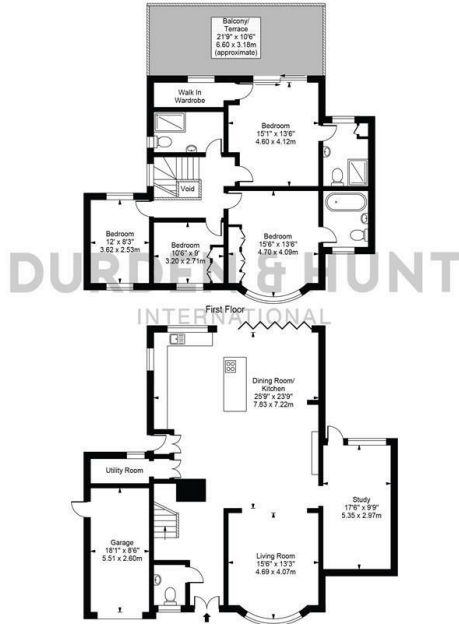
£1,475,000

- Spacious Living Room
- Downstairs WC
- Garden And Patio Area
- Excellent Transport Links
- Large Open Plan Kitchen And Dining Room With Separate Utility Space
- Four Well Proportioned Bedrooms Two Of Which Have En Suites And Fitted Wardrobes
- Carriage Driveway
- Study
- Family shower Room
- Garage

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

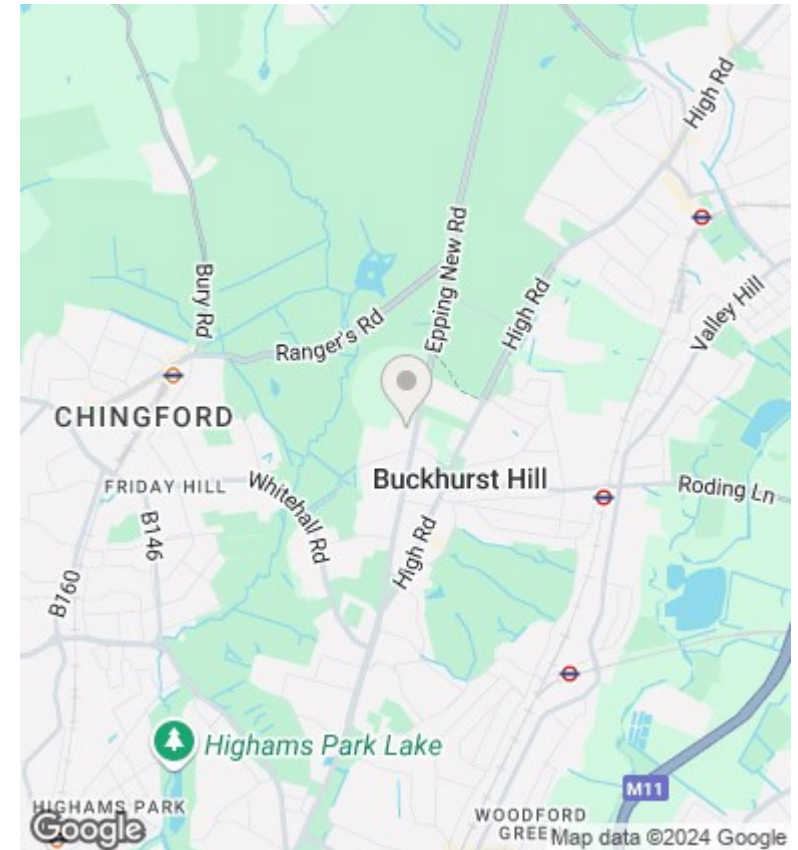
[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

**Fernside**  
 Approx. Total Internal Area 2297 Sq Ft - 213.40 Sq M  
 (Including Garage & Excluding Void)  
 Approx. Gross Internal Area Of Garage 154 Sq Ft - 14.33 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:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	81
(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	