

# DURDEN & HUNT

INTERNATIONAL



## High Street, Waltham Cross EN8

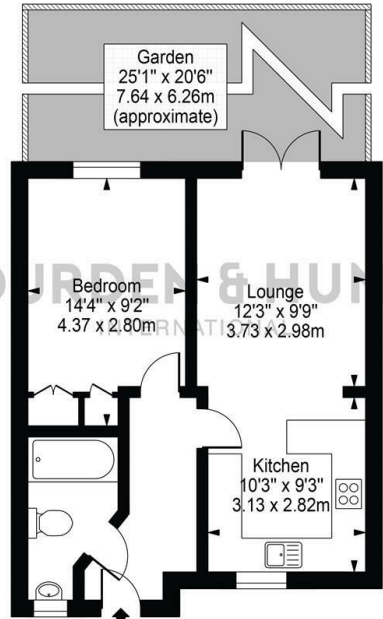
Offers Over £300,000

- Chain Free
- Family Bathroom
- Excellent Transport Links
- Open Plan Kitchen And Living Room
- Decked Private Garden
- Spacious Bedroom With Fitted Wardrobes
- Secure Gated Parking

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

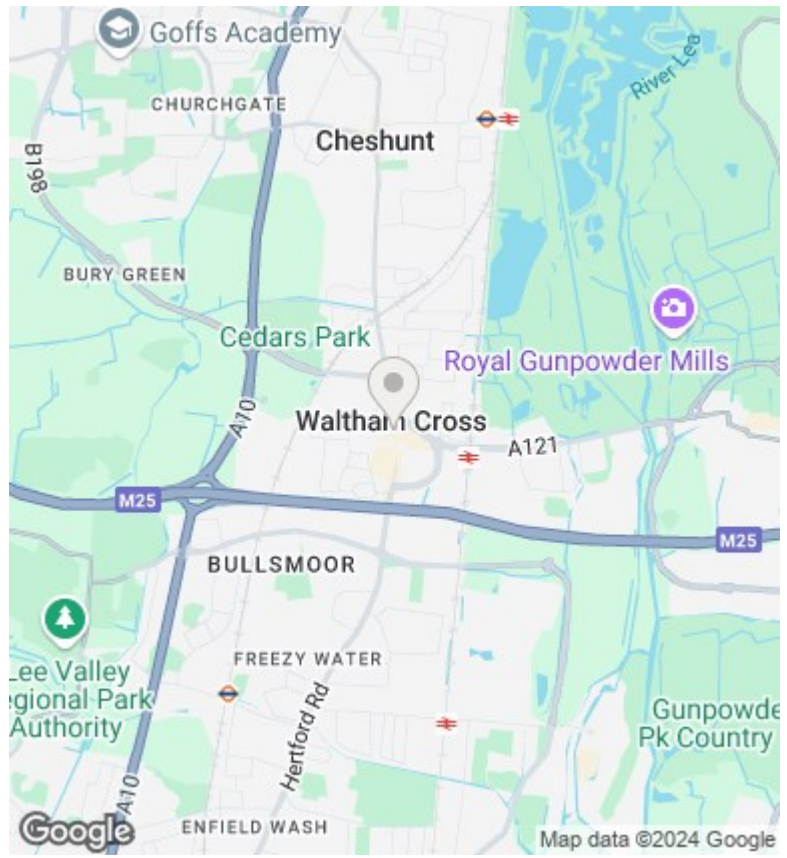
[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

**Temple Court**  
 Approx. Gross Internal Area 465 Sq Ft - 43.20 Sq M



Ground 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 0203 026 0160 to make an appointment.

**Council Tax Band**

C

**EPC Rating:**

C

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