

# DURDEN & HUNT

INTERNATIONAL



## Station Road, Loughton IG10

£1,400,000

- Uniquely Designed Home
- Great Location
- Primary Bedroom With Walk In Wardrobe And En Suite
- Utility Room
- Open Concept Kitchen, Dining And Living Area
- Excellent Transport Links
- Balcony In The Primary Bedroom
- Off Street Parking
- Spacious Office On The Ground Floor
- Downstairs WC

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

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

**Station Road**  
 Approx. Total Internal Area 2129 Sq Ft - 197.78 Sq M  
 (Including Eaves Storage & Restricted Height Area)  
 Approx. Gross Internal Area 1951 Sq Ft - 181.21 Sq M  
 (Excluding Eaves Storage & Restricted Height Area)



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

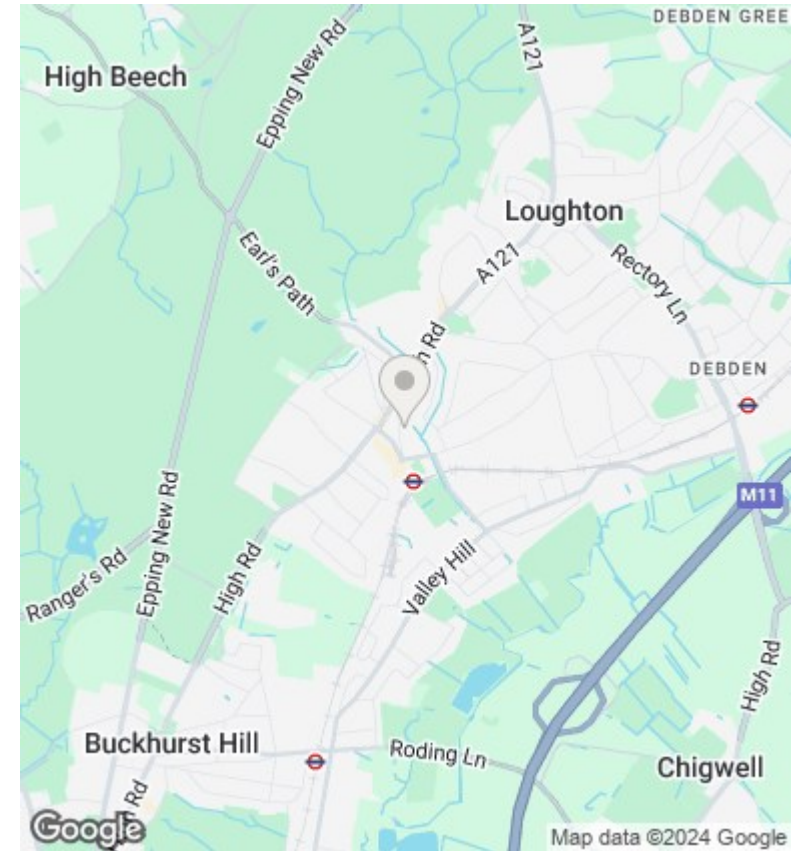
Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

### Council Tax Band

E

### 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>		74
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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	