

# DURDEN & HUNT

INTERNATIONAL



## Abbess Terrace, Loughton IG10

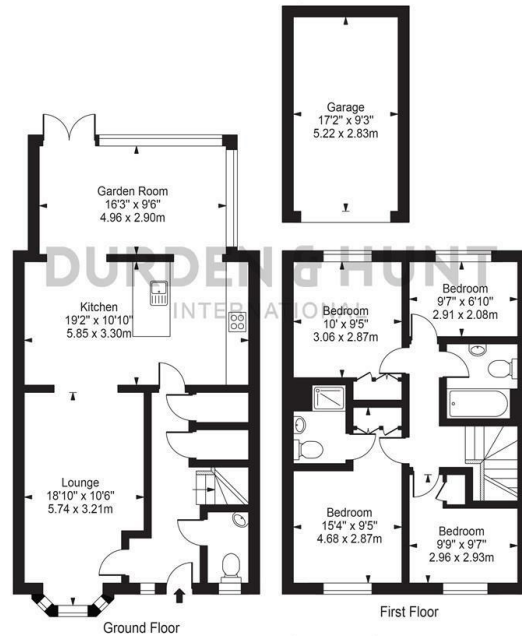
Offers Over £625,000

- Great Location
- Off Street Parking
- Private Garage Which Is Accessible On A Private Road
- Spacious Garden Room
- Downstairs WC
- Modern Kitchen And Diner
- Two Upstairs Bathrooms
- Two Bedrooms With Fitted Wardrobes
- Great Transport Links

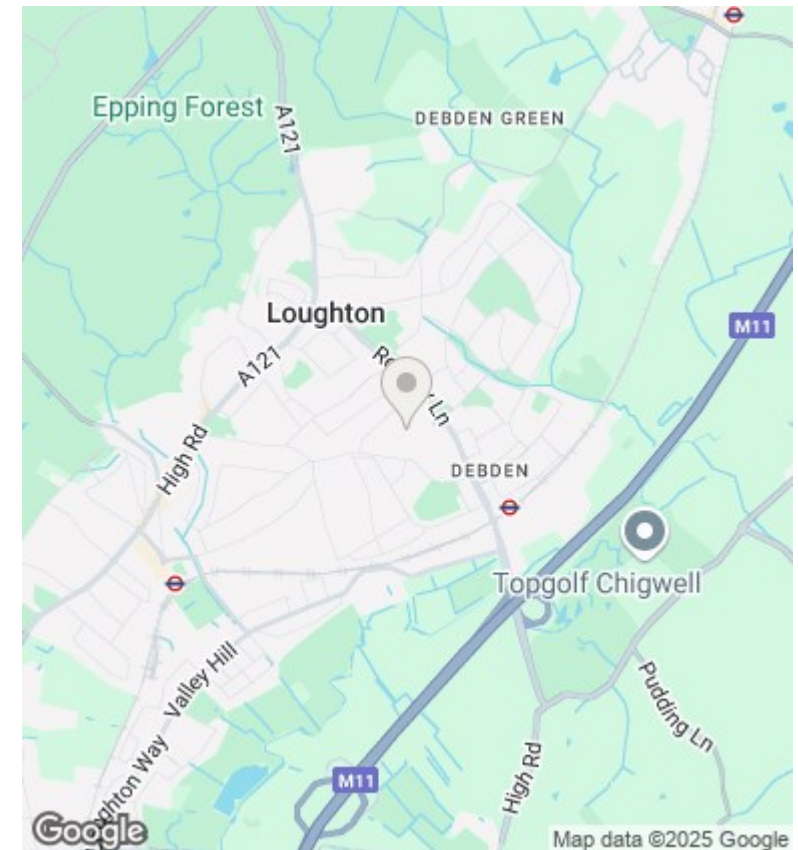
309 High Road, Loughton, Essex, IG10 1AL  
0203 026 0160

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

Abbess Terrace  
 Approx. Total Internal Area 1446 Sq Ft - 134.34 Sq M  
 (Including Garage)  
 Approx. Gross Internal Area Of Garage 159 Sq Ft - 14.77 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

E

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(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	