

DURDEN & HUNT

INTERNATIONAL



Beech Grove, Hainault IG6

Offers Over £625,000

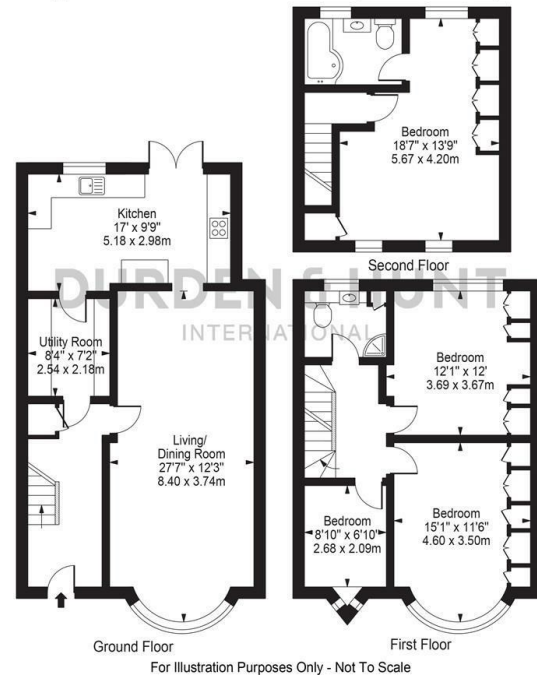
- Off Road Parking
- Separate Utility Room
- Three Additional Bedrooms
- Excellent Transport Links
- Spacious Living Dining Area
- Contemporary Family Bathroom
- Generous Sized Garden
- Primary Bedroom With En Suite
- Modern Kitchen

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

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

Beech Grove

Approx. Gross Internal Area 1461 Sq Ft - 135.73 Sq M



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

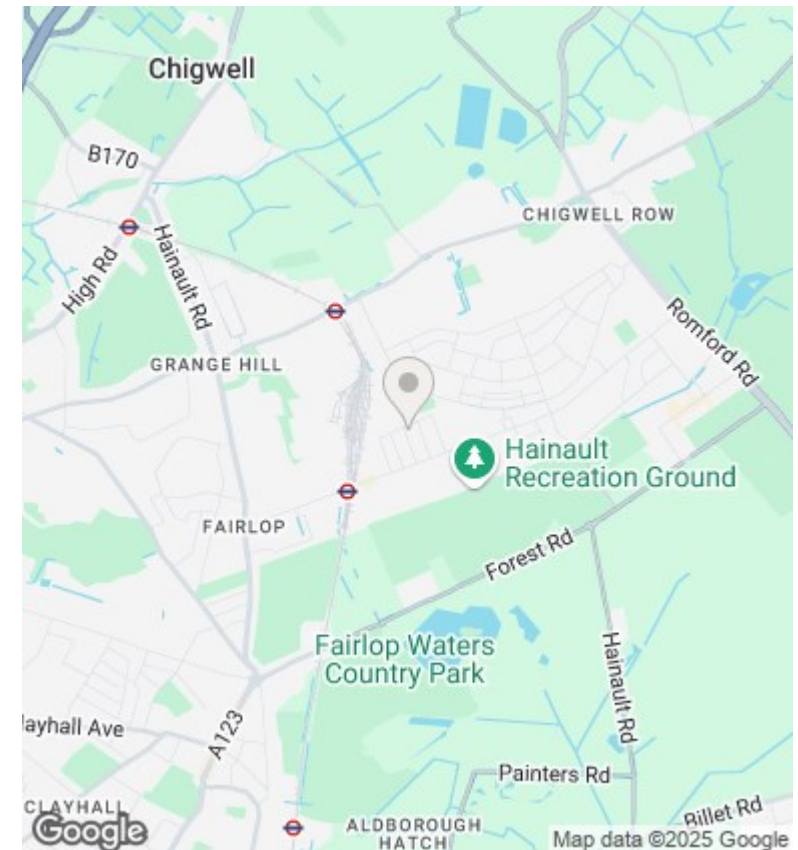
Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

Council Tax Band

E

EPC Rating:

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		84
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC