

DURDEN & HUNT

INTERNATIONAL



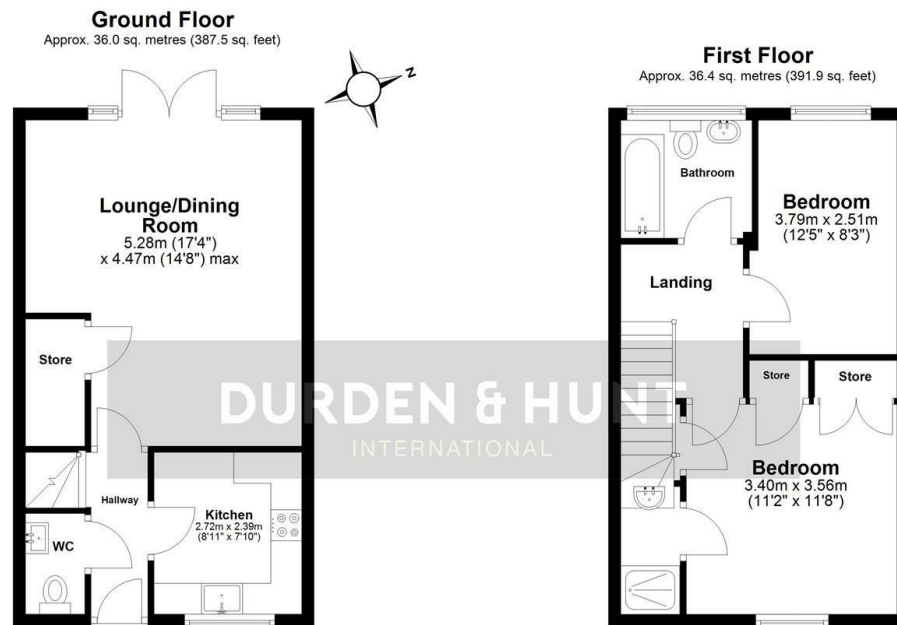
Smarts Lane, Loughton IG10

Offers Over £600,000

- Desirable Location
- Low Maintenance Garden
- Downstairs WC
- Contemporary Family Bathroom
- Excellent Transport Links
- Open plan Living And Dining Room
- Primary Bedroom With En Suite Shower Room
- Off Road Parking
- Kitchen With Integrated Appliances
- Further Double Bedroom

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

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

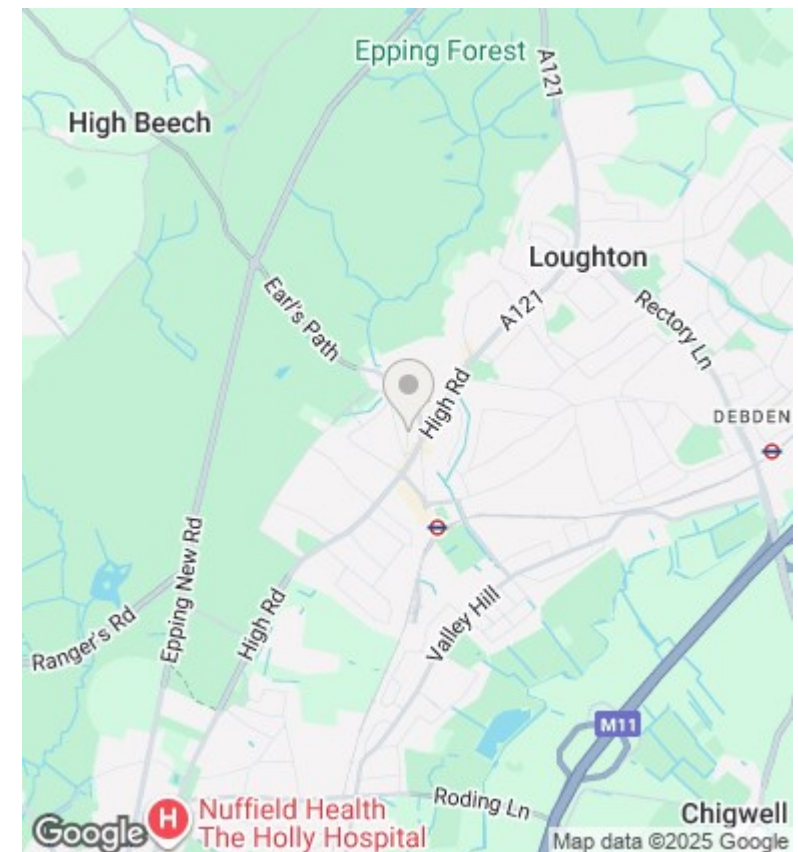


Total area: approx. 72.4 sq. metres (779.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Smarts Lane



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) A		
(81-91) B		87
(69-80) C	69	
(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	