

# DURDEN & HUNT

INTERNATIONAL



## Aragon Drive, Hainault IG6

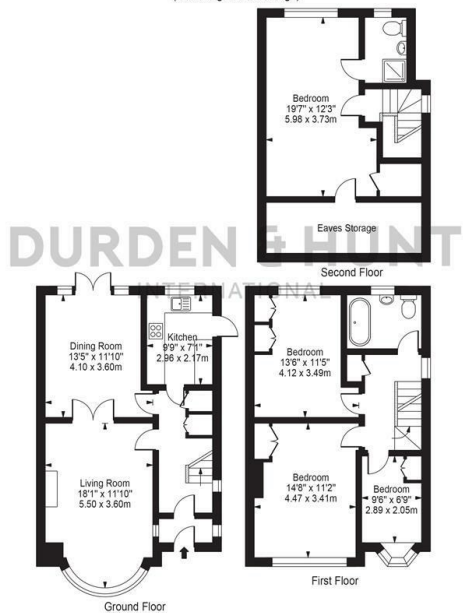
Offers Over £625,000

- Vibrant Location
- Off Road Parking
- Primary Bedroom With En Suite
- Excellent Transport Links
- Large Lounge And Separate Dining Room
- Three Additional Bedrooms
- Good Sized Garden
- Modern Kitchen
- Contemporary Family Bathroom

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

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

**Aragon Drive**  
 Approx. Total Internal Area 1489 Sq Ft - 138.37 Sq M  
 (Including Eaves Storage)  
 Approx. Gross Internal Area 1394 Sq Ft - 129.53 Sq M  
 (Excluding Eaves Storage)



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

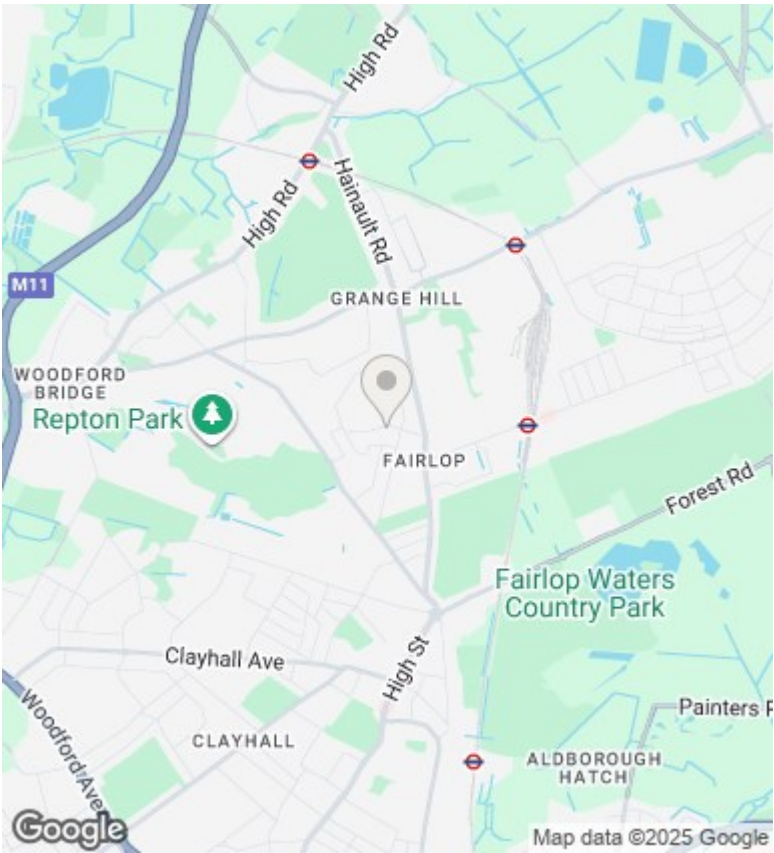
Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

### Council Tax Band

E

### EPC Rating:

D



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 77        |
| (55-68) <b>D</b>                            | 59                      |           |
| (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 |           |