

# DURDEN & HUNT

INTERNATIONAL



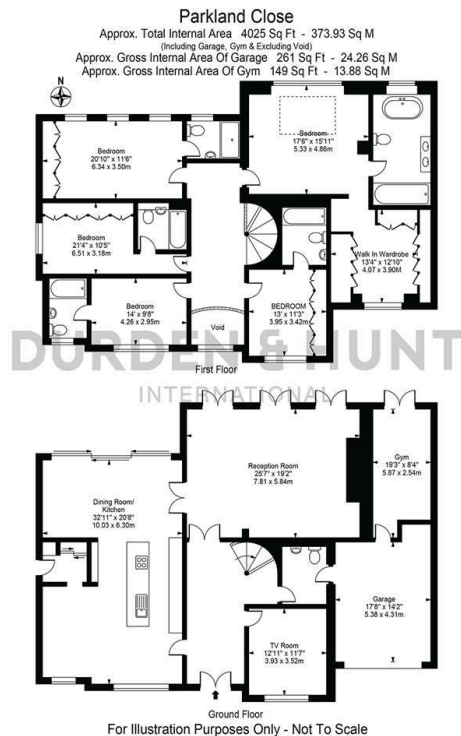
## Parkland Close, Chigwell IG7

£3,500,000

- Desirable Location
- Expansive Garden
- Multiple Reception Rooms
- Four Additional Bedrooms, All With En Suites
- Beautiful Detached Property
- Carriage Driveway With Integral Garage
- Downstairs WC, Utility Room & Gym
- Excellent Transport Links
- Open Plan Kitchen Diner
- Primary Bedroom With En Suite & Walk In Wardrobe

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

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



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

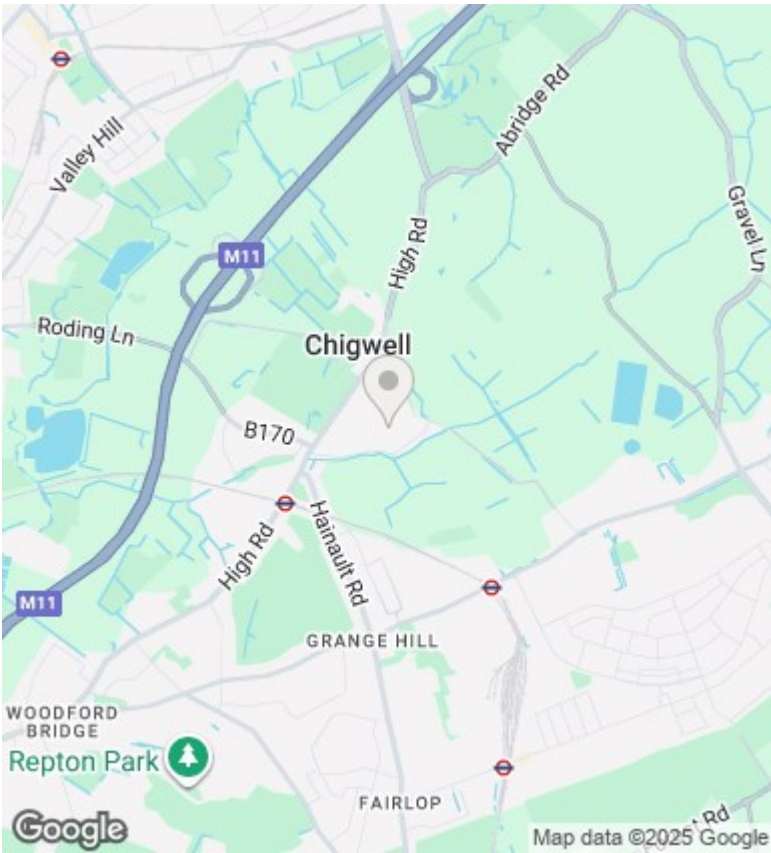
Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

### Council Tax Band

G

### EPC Rating:

C



| 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>                            | 75                      | 80        |
| (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 |           |