

DURDEN & HUNT

INTERNATIONAL



York Hill, Loughton IG10

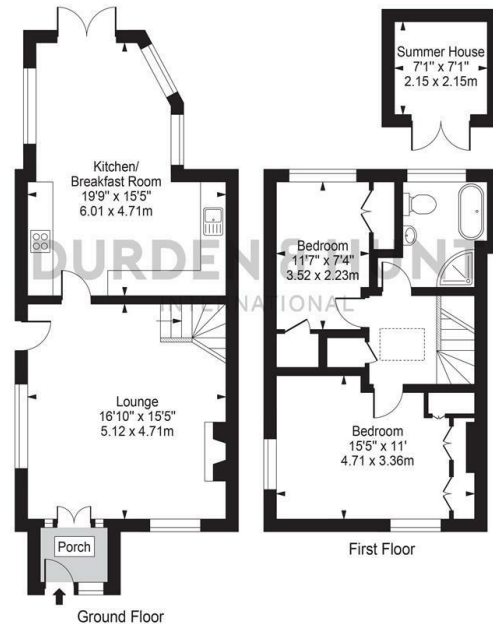
Price Guide £735,000

- Guide Price: £735,000 - £750,000
- Tiered Front Garden
- Open Plan Kitchen & Breakfast Room
- Sought After Location
- Rear Garden With Summer House
- Two Bedrooms With Built In Storage
- Excellent Transport Links
- Well Maintained Throughout
- Contemporary Family Bathroom

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

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

York Hill
 Approx. Total Internal Area 997 Sq Ft - 92.60 Sq M
 (Including Summer House)
 Approx. Gross Internal Area Of Summer House 50 Sq Ft - 4.62 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

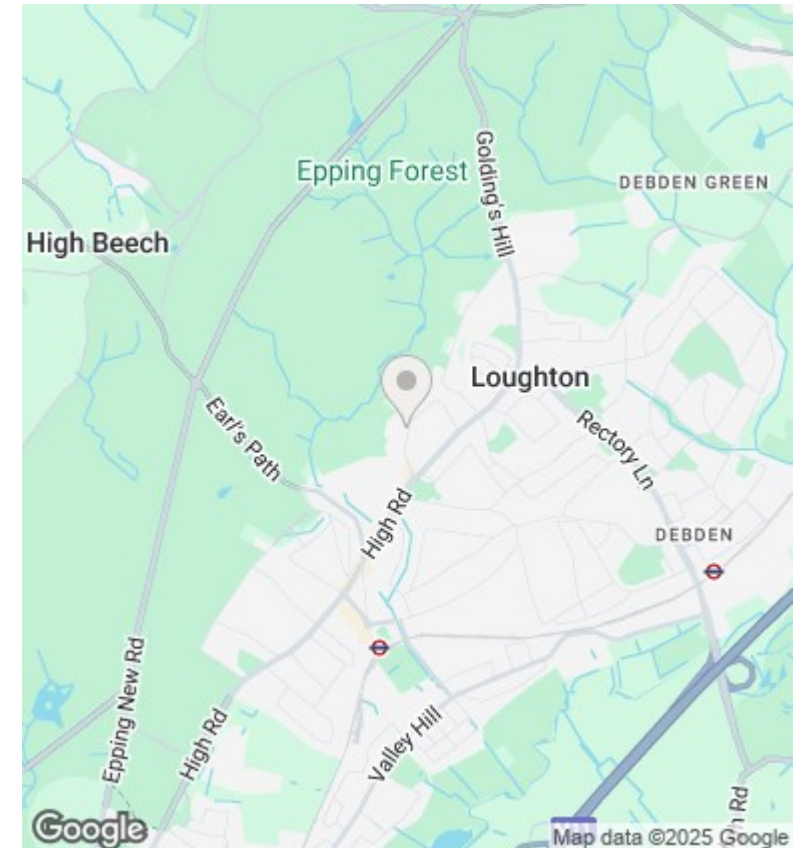
Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

Council Tax Band

D

EPC Rating:

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(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	