



## Hilltop, Loughton IG10

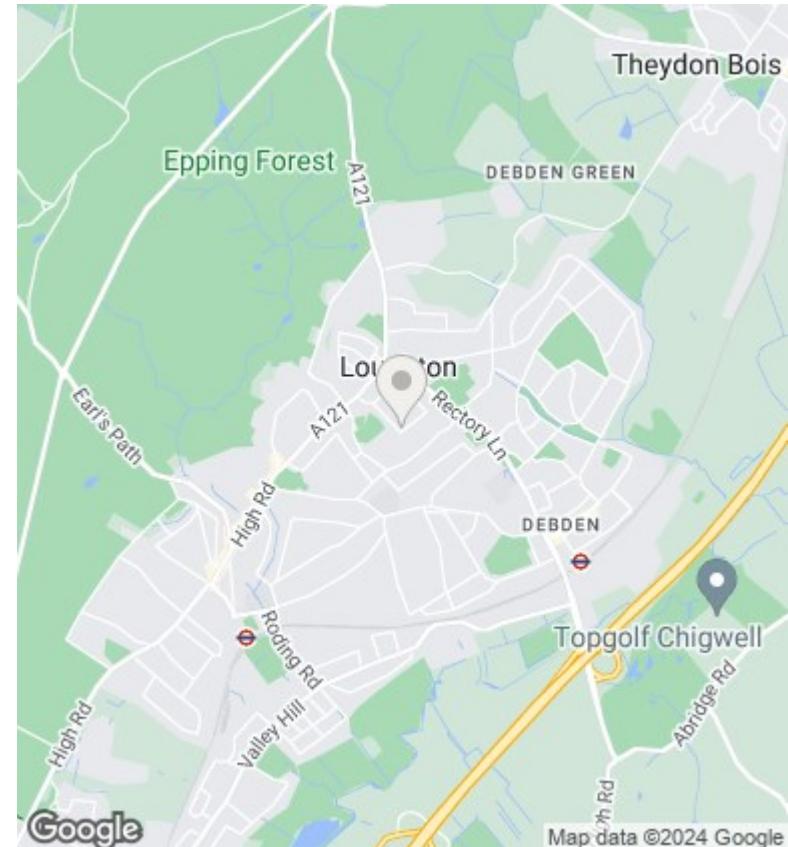
£950,000

- Reception Room
- Downstairs WC
- Detached Garage
- Open Plan Kitchen And Dining Area
- Four Well Proportioned Bedrooms One With En Suite
- Off Road Parking
- Separate Utility Space
- Generous Sized Garden With Elevated Decking Area

**Hilltop**  
 Approx. Total Internal Area 2022 Sq Ft - 187.85 Sq M  
 (Including Garage, Eaves Storage & Restricted Height Area)  
 Approx. Gross Internal Area 1763 Sq Ft - 163.80 Sq M  
 (Excluding Garage, Eaves Storage & Restricted Height Area)  
 Approx. Gross Internal Area Of Garage 158 Sq Ft - 14.70 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

F

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		65
(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