

# DURDEN & HUNT

INTERNATIONAL



## Regents Drive, Woodford Green IG8

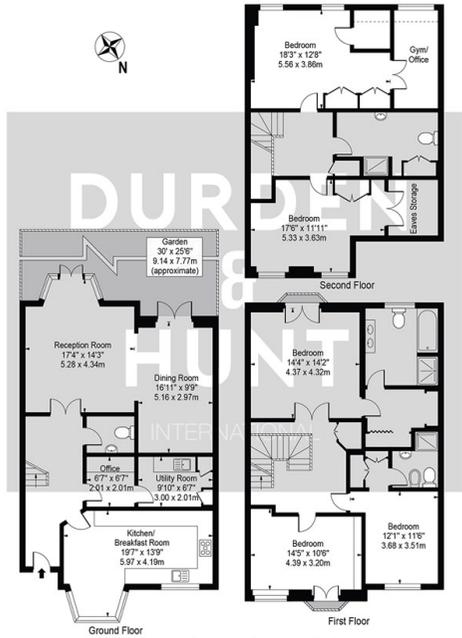
Price Guide £1,200,000

- Guide Price: £1,200,000 - £1,300,000
- Spacious Living & Dining Room
- Rear Garden With Patio
- Virgin Active Gym Located Within The Development
- Prestigious Repton Park Development
- Integrated Kitchen Appliances
- Well Maintained Communal Gardens
- Patio & Lawn Garden & Driveway At The Front
- Downstairs WC & Utility Room
- 24hr Security Within The Development

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

[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

Regents Drive  
 Approx. Total Internal Area 2552 Sq Ft - 237.09 Sq M  
 (Including Eaves Storages & Restricted Height Area)  
 Approx. Gross Internal Area 2607 Sq Ft - 242.19 Sq M  
 (Excluding Eaves Storages & Restricted Height Area)



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

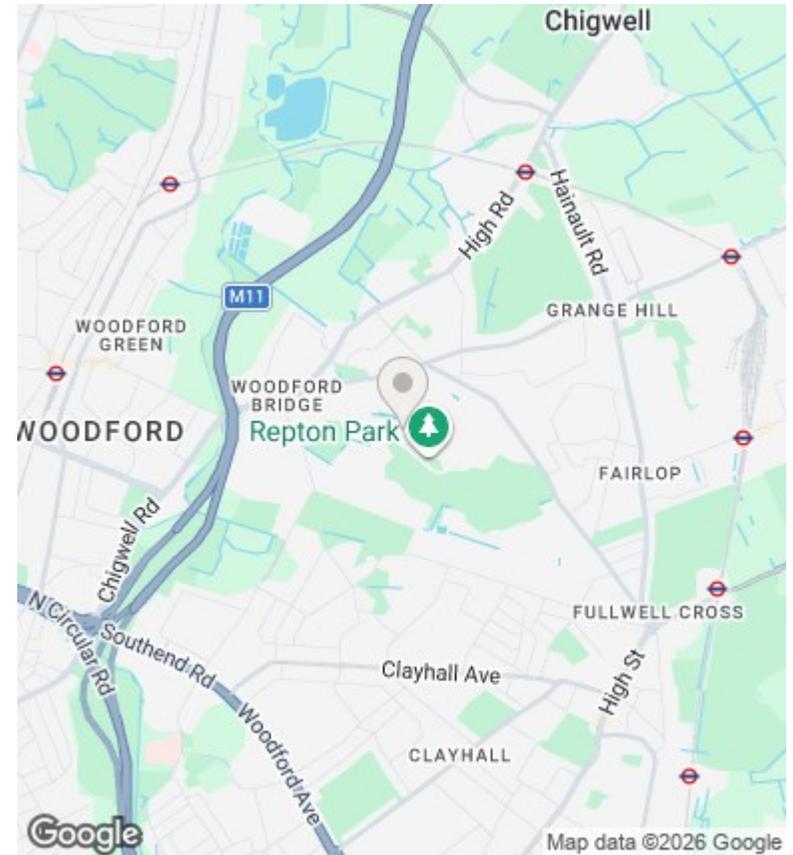
Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

### Council Tax Band

G

### EPC Rating:

B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	