

DURDEN & HUNT

INTERNATIONAL



Etheridge Green, Loughton IG10

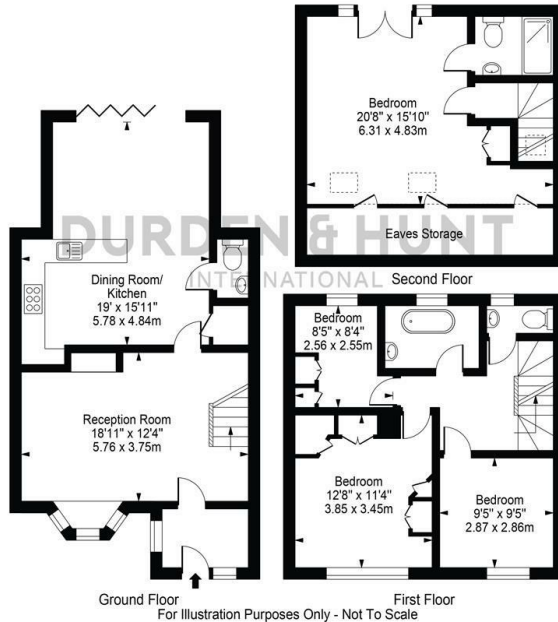
Offers Over £550,000

- Great Transport Links
- Large Living Room
- Three Additional Bedrooms
- Low Maintenance Garden
- Downstairs WC
- Contemporary Family Bathroom, Separate WC
- Open Plan Kitchen & Dining Room
- Primary Bedroom With En Suite

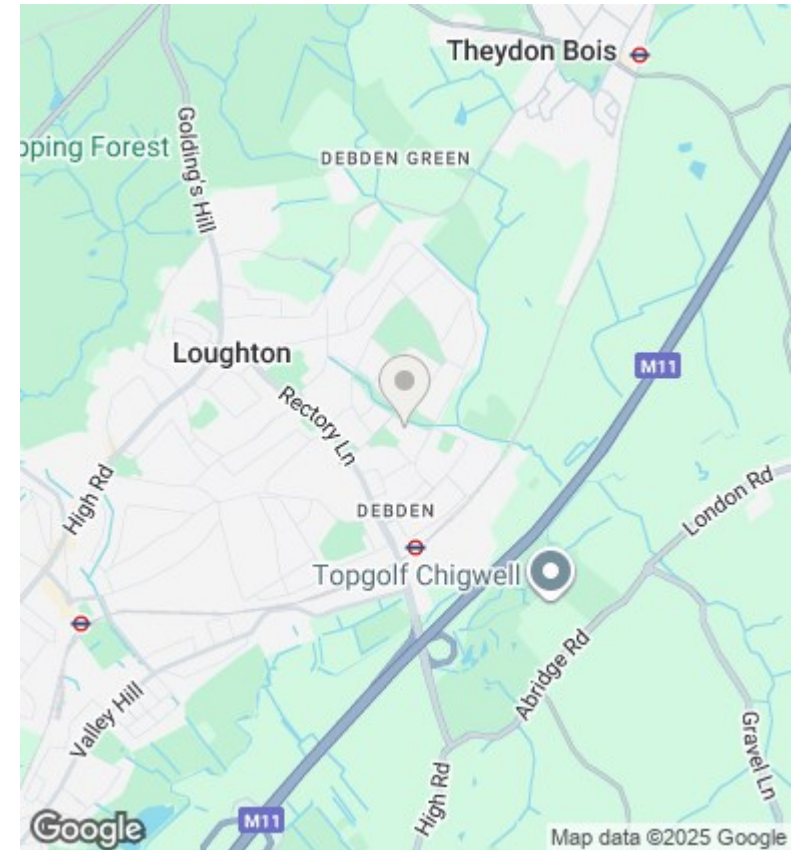
309 High Road, Loughton, Essex, IG10 1AL
0203 026 0160

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

Etheridge Green
 Approx. Total Internal Area 1487 Sq Ft - 138.16 Sq M
 (Including Eaves Storage & Restricted Height Area)
 Approx. Gross Internal Area 1399 Sq Ft - 129.97 Sq M
 (Excluding Eaves Storage & Restricted Height Area)



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	