

# DURDEN & HUNT

INTERNATIONAL



## Summerfield Road, Loughton IG10

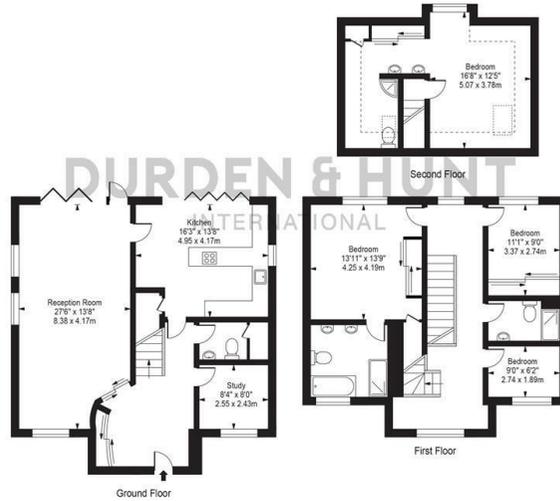
Offers Over £1,250,000

- Sought After Location
- Split Level Garden
- Home Office
- Stylish Family Shower Room
- Detached Residence
- Open Plan Living & Dining Room
- Downstairs WC
- Off Road Parking
- Sleek Kitchen With Integrated Appliances
- Four Bedrooms, Two With En Suites

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

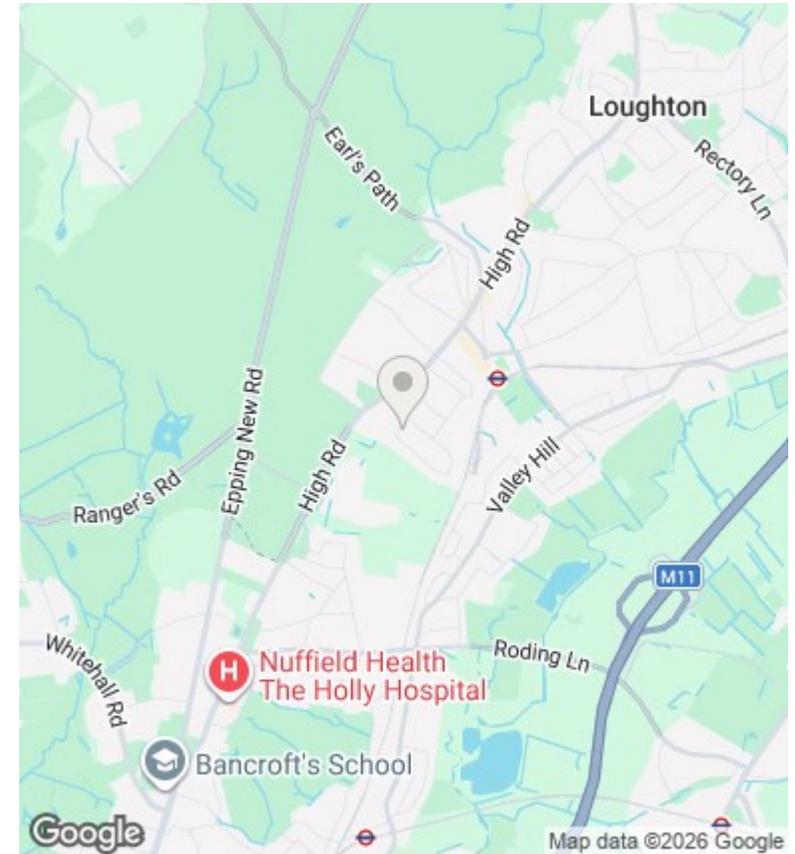
[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

Summerfield Road  
 Approx. Total Internal Area 2032 Sq Ft - 188.81 Sq M  
 (Including Restricted Height Area)  
 Approx. Gross Internal Area 1936 Sq Ft - 179.87 Sq M  
 (Excluding 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

F

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>79</b>	
(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	