

# DURDEN & HUNT

INTERNATIONAL



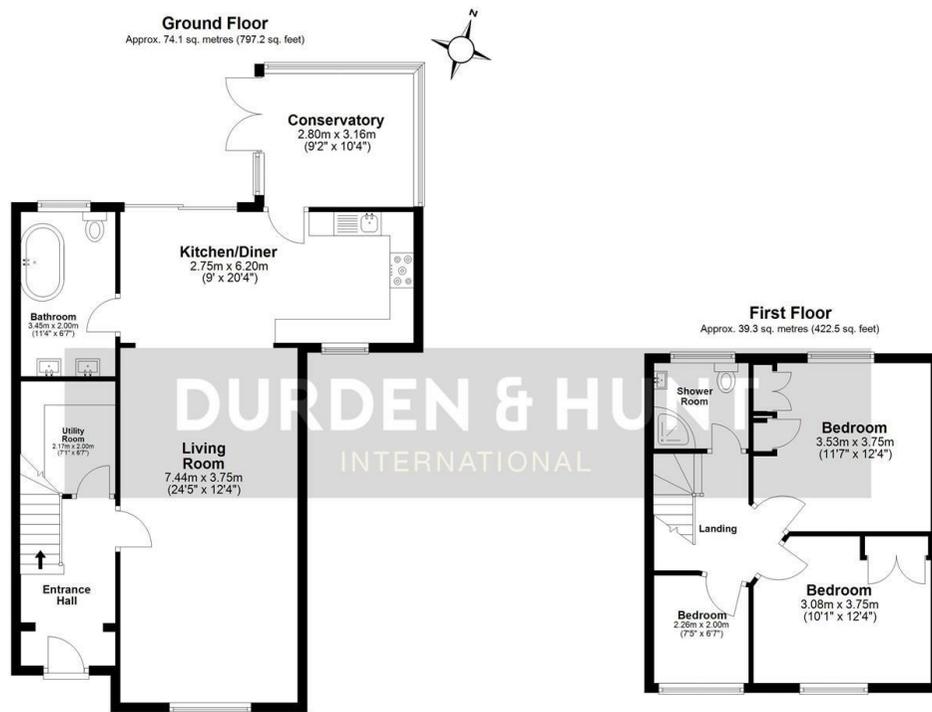
## Woodland Road, Loughton IG10

Offers In Excess Of £800,000

- Sought After Location
- Off Road Parking
- Open Plan Kitchen Diner
- Contemporary Family Shower Room
- Excellent Transport Links
- Ground Floor Bathroom & Utility Room
- Solar Panels
- Spacious Garden
- Potential To Extend (STP)
- Three Bedrooms

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

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



**Ground Floor**  
Approx. 74.1 sq. metres (797.2 sq. feet)

**First Floor**  
Approx. 39.3 sq. metres (422.5 sq. feet)

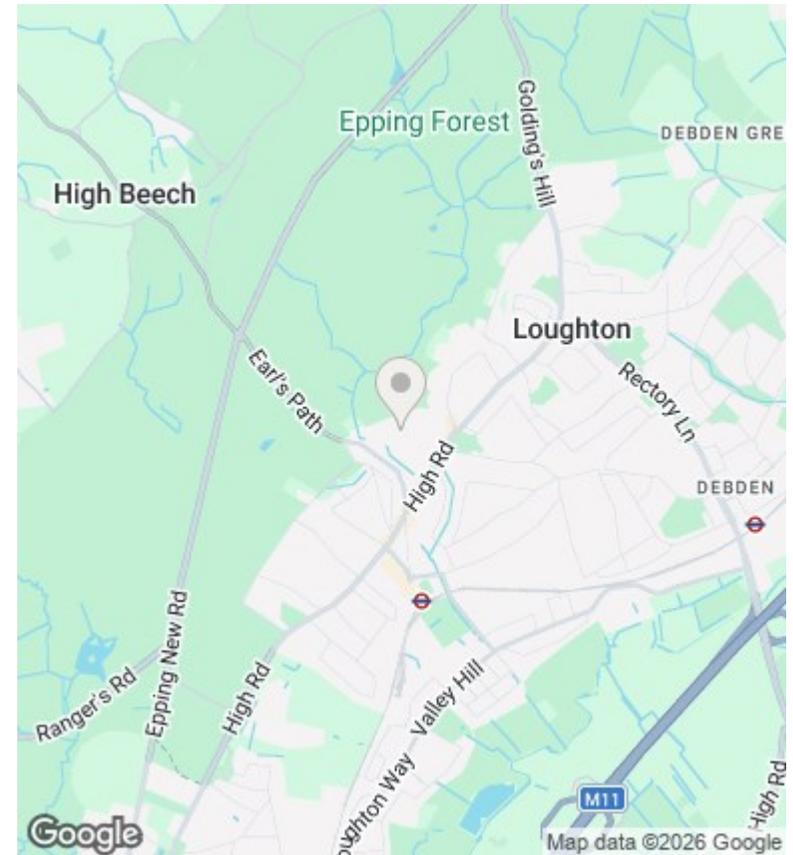
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Total area: approx. 113.3 sq. metres (1219.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp

Woodland Road



## Viewings

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

## Council Tax Band

E

## EPC Rating:

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