

# DURDEN & HUNT

INTERNATIONAL



## Station Approach, Theydon Bois CM16

£365,000

- Excellent Transport Links
- Garden Access
- One Double Bedroom
- Well Maintained Throughout
- Modern Development
- Open Plan Living
- Converted Integral Garage
- Private Allocated Parking
- Integrated Kitchen Appliances
- Contemporary Family Bathroom

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

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



Total area: approx. 56.2 sq. metres (604.5 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.

### Theydon Gate

## Viewings

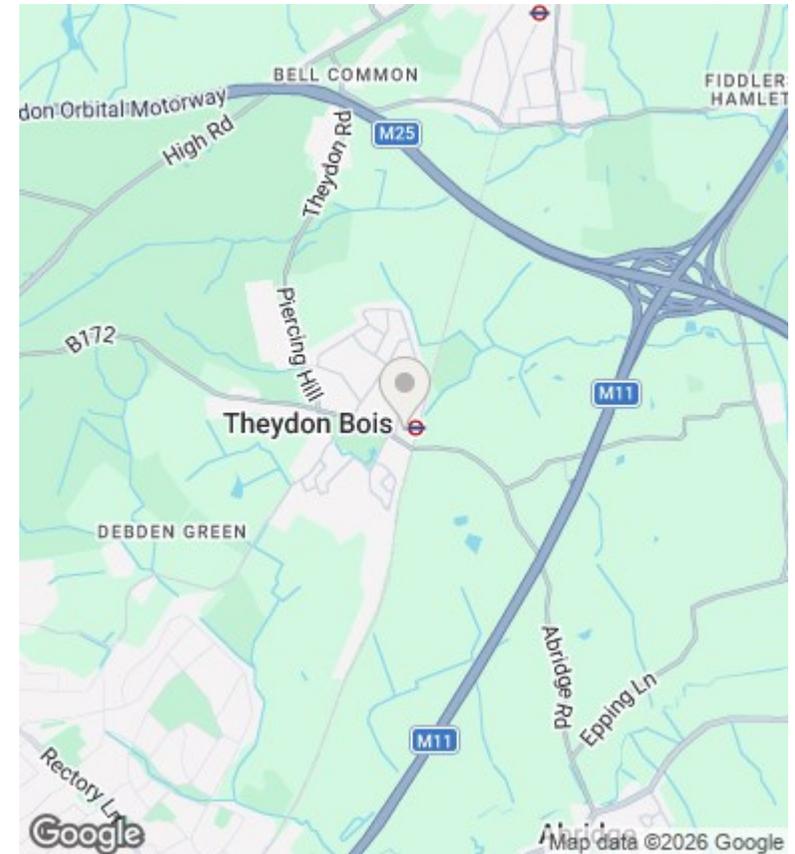
Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

## Council Tax Band

C

## EPC Rating:

D



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	65	
(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	