

# DURDEN & HUNT

INTERNATIONAL



## Shillibeer Walk, Chigwell IG7

Offers In Excess Of £525,000

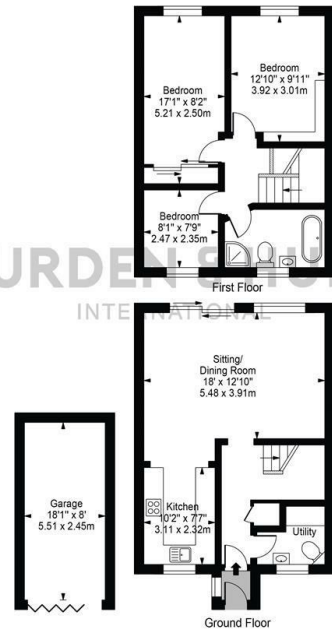
- Excellent Transport Links
- Open Plan Living
- Three Bedrooms
- Garage & Off Road Parking
- Stylish Kitchen With Integrated Appliances
- Family Bathroom With Bath & Shower
- Low Maintenance Garden
- Downstairs WC & Utility Room

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

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



Shillibeer Walk  
 Approx. Total Internal Area 1086 Sq Ft - 100.86 Sq M  
 (Including Garage)  
 Approx. Gross Internal Area Of Garage 145 Sq Ft - 13.50 Sq M



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

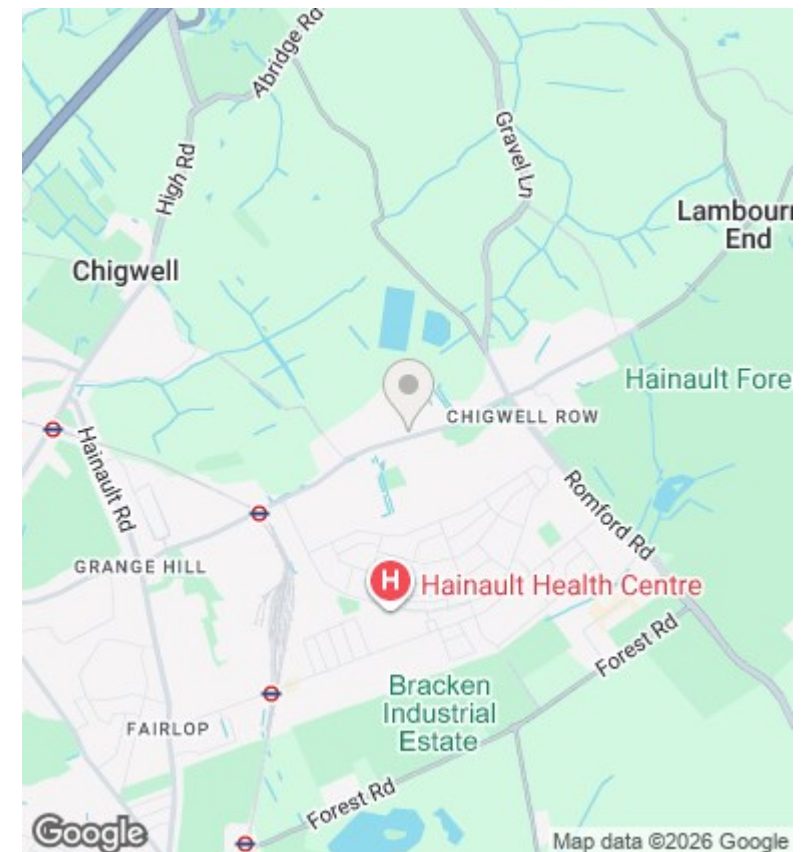
Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

## Council Tax Band

D

## 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>87</b>
(69-80) <b>C</b>	<b>70</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	