

# DURDEN & HUNT

INTERNATIONAL



## Wroths Path, Loughton IG10

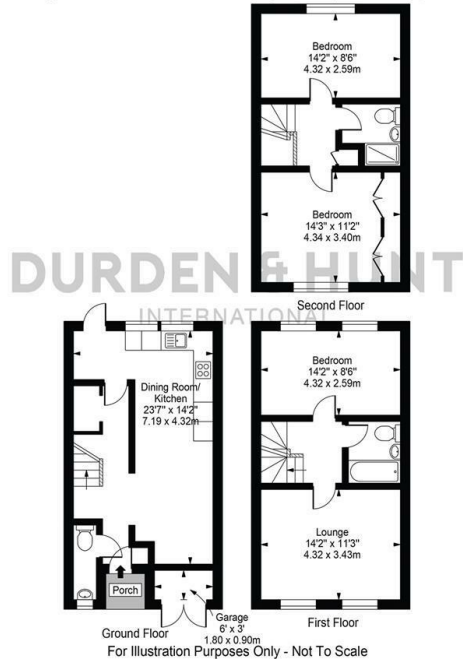
£2,700 PCM

- Available March
- Ideally Located For Local Amenities
- Unfurnished
- Open Plan Kitchen Diner
- Great Location
- Low Maintenance Patio Garden
- Three Bedrooms
- Excellent Transport Links
- Driveway For Off Road Parking
- Two Family Bathrooms & Ground Floor WC

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

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

Wroths Path  
Approx. Total Internal Area 1131 Sq Ft - 105.09 Sq M  
(Including Garage)  
Approx. Gross Internal Area Of Garage 17 Sq Ft - 1.62 Sq M



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

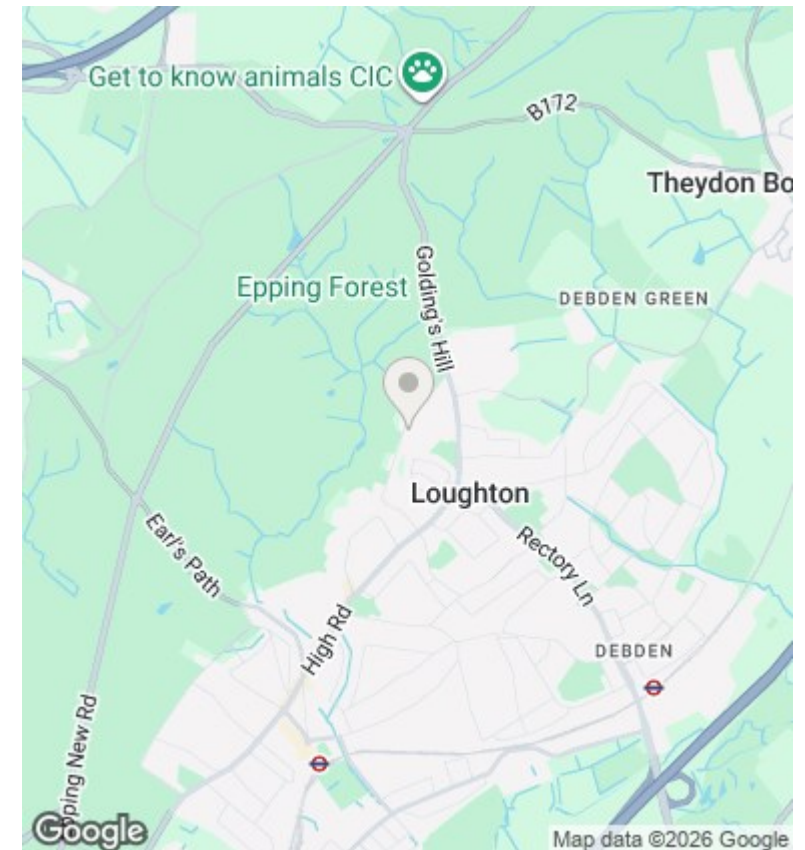
Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

## Council Tax Band

E

## EPC Rating:

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC