

# DURDEN & HUNT

INTERNATIONAL



## Hannards Way, Hainault IG6

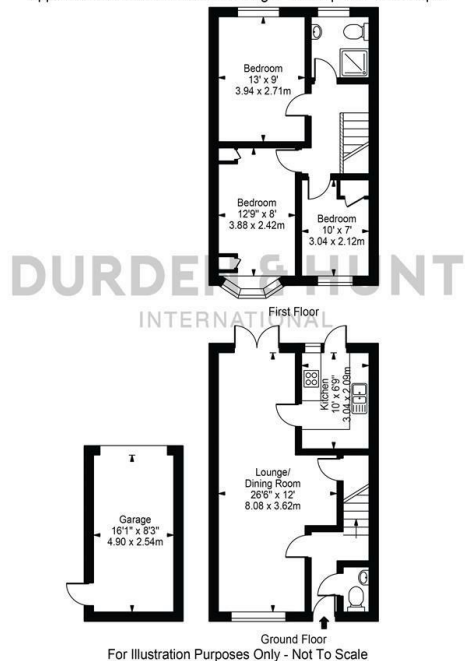
Offers Over £465,000

- Excellent Transport Links
- Downstairs WC
- Three Bedrooms
- Convenient Garage
- Open Plan Living & Dining Room
- Contemporary Family Bathroom
- Patio & Lawn Garden
- Separate Kitchen

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

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

Hannards Way  
 Approx. Total Internal Area 954 Sq Ft - 88.59 Sq M  
 (Including Garage)  
 Approx. Gross Internal Area Of Garage 134 Sq Ft - 12.45 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

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>		86
(69-80) <b>C</b>	71	
(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	