

DURDEN & HUNT

INTERNATIONAL



Rushden Gardens, Clayhall IG5

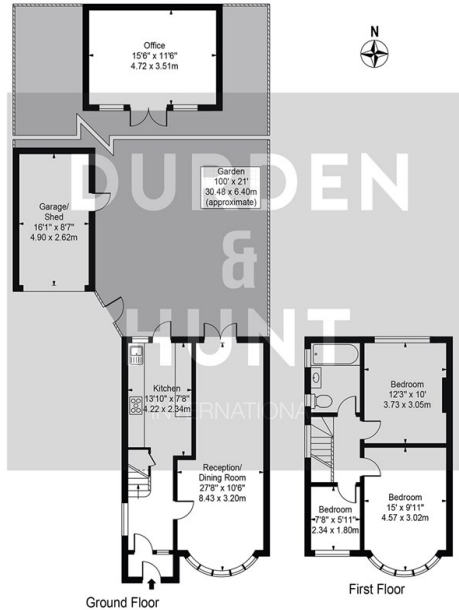
£550,000

- Three Bedrooms
- Garden
- Modern Kitchen And Bathroom
- Purpose Built Outbuilding
- Spacious Living And Dining Room
- Private Drive

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

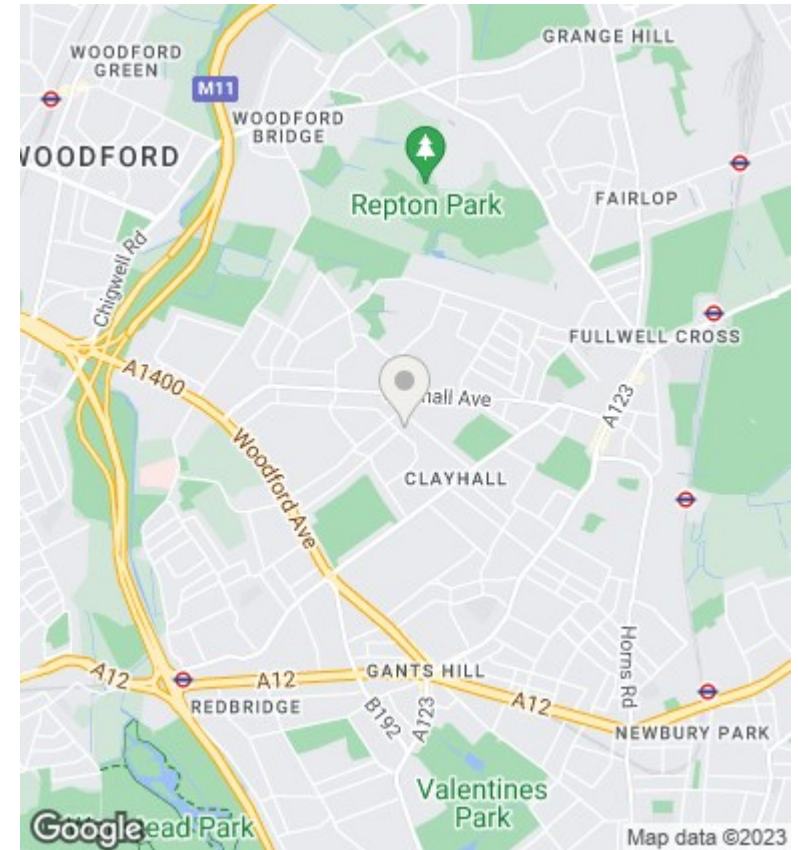
loughton@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk/>

Rushden Gardens
 Approx. Total Internal Area 1196 Sq Ft - 111.11 Sq M
 (Including Office & Garage/ Shed)
 Approx. Gross Internal Area Of Garage/ Shed 138 Sq Ft - 12.84 Sq M
 Approx. Gross Internal Area Of Office 178 Sq Ft - 16.57 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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	