

# DURDEN & HUNT

INTERNATIONAL



## Barton Close, Chigwell IG7

£1,750,000

- Broken Plan Living And Dining Room
- Broken Plan Kitchen And Dining Space
- Master Bedroom With En Suite And Dressing Room
- Family Bathroom And Downstairs WC
- Unique Stately Features
- Conservatory, Rear Garden And Shed
- Private Gated Driveway And Garage

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

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

**Barton Close**  
 Approx. Gross Internal Area 2848 Sq Ft - 264.59 Sq M  
 (Including Garage & Excluding Void)  
 Approx. Gross Internal Area Of Garage 272 Sq Ft - 25.27 Sq M



For Illustration Purposes Only - Not To Scale

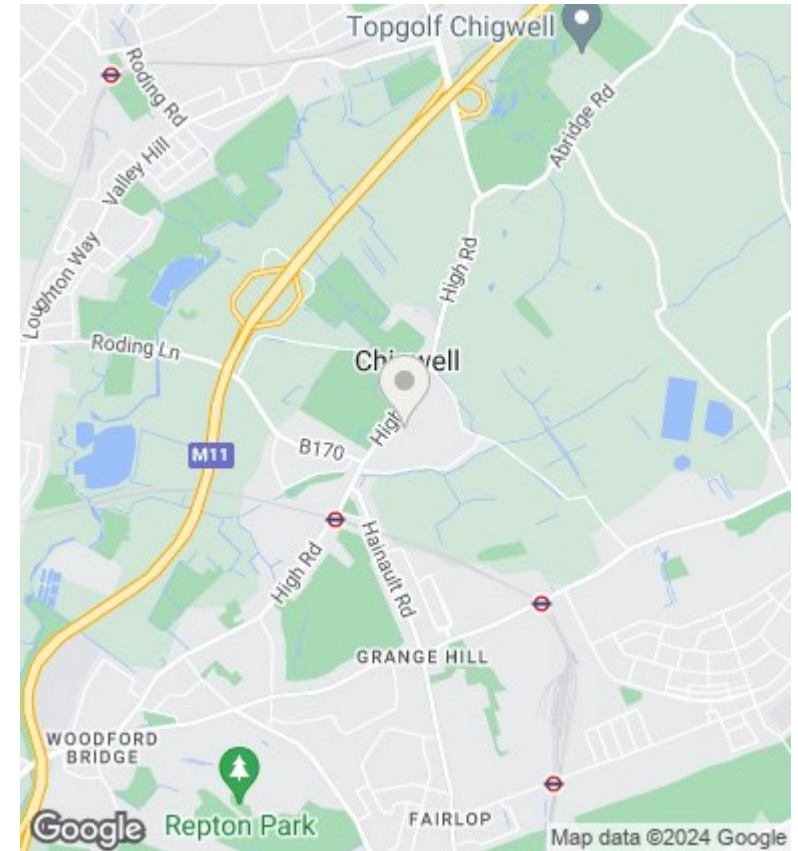
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements 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:



### 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>                            |                         |           |
| (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 |           |