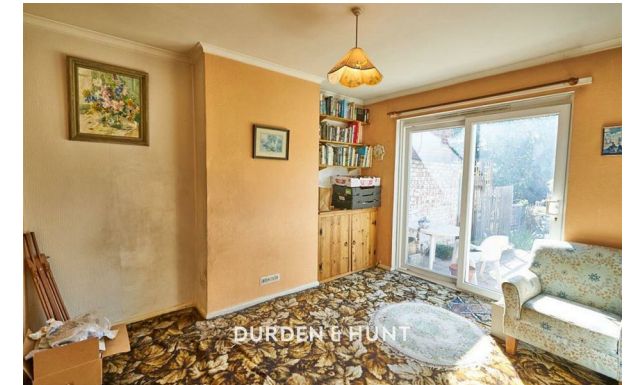


# DURDEN & HUNT

INTERNATIONAL



## Riverway, Loughton IG10

Offers In Excess Of £500,000

- Opportunity To Develop And Renovate (STP)
- Family Bathroom
- Excellent Transport Links
- Living Room And Separate Dining Room
- Large Garden With Patio And Lawn Area
- Three Bedrooms, Two With Fitted Wardrobes
- Potential To Create Off Road Parking (STC)

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

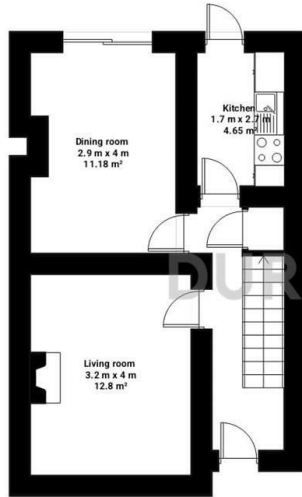
[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

### Riverway

Total floor area: approx 71.05 sq. metres (764.8 sq. feet)

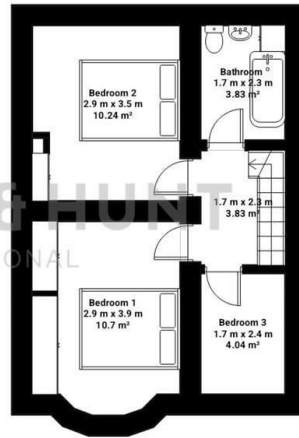
#### Ground floor

Total area: approx 36.91 sq. metres (397.3 sq. feet)



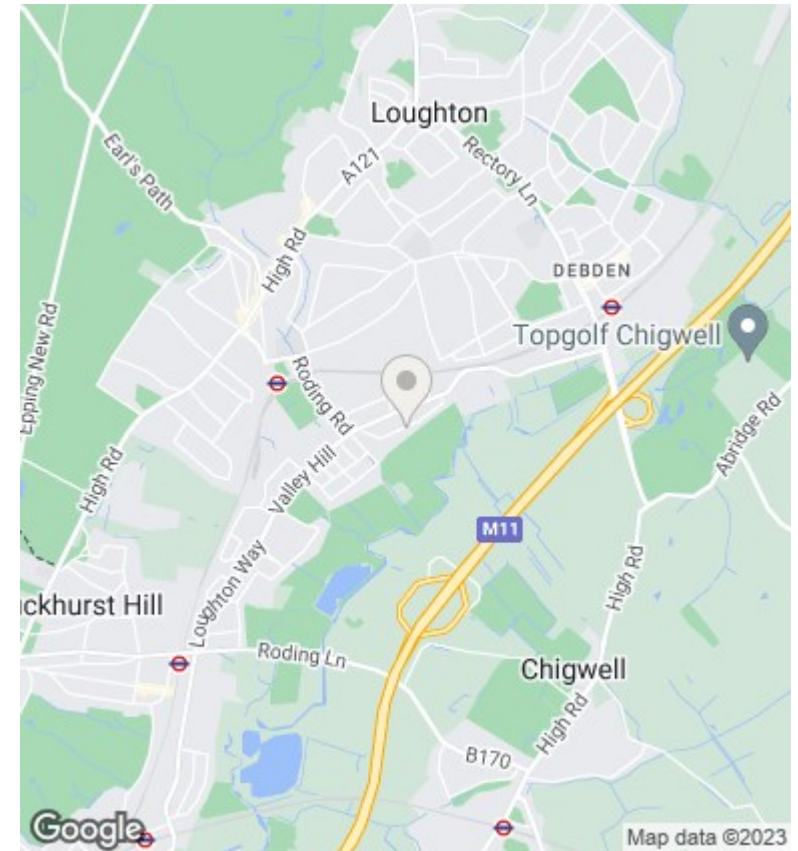
#### 1st floor

Total area: approx 34.14 sq. metres (367.5 sq. feet)



**THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.



### Viewings

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

### Council Tax Band

D

### EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</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	