

# DURDEN & HUNT

INTERNATIONAL



## Genas Close, Ilford IG6

Offers In Excess Of £600,000

- End Of Terraced Home
- Master Bedroom With En Suite And Fitted Wardrobes
- Good Sized Garden
- Quiet Development
- Modern Kitchen And Living Area
- Additional Three Bedrooms
- Off Road Parking for Two Spaces
- Downstairs WC
- Family Bathroom
- Excellent Transport Links

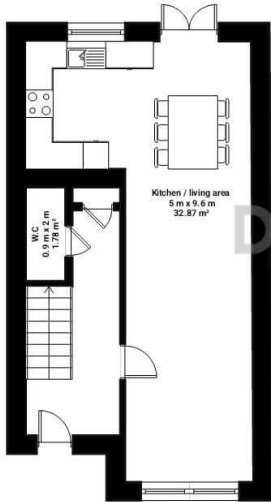
309 High Road, Loughton, Essex, IG10 1AL  
0203 026 0160

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

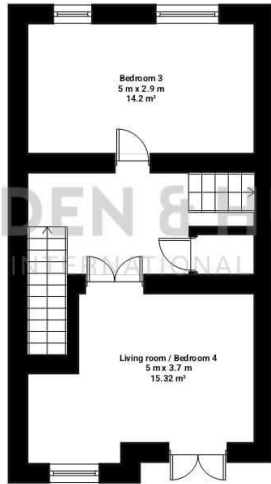
### Genas Close

Total area: approx 127.68 sq. metres (1374.3 sq. feet)

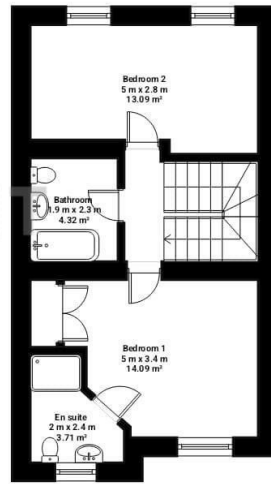
**Ground Floor**  
Total area: approx 43.67 sq. metres (470.1 sq. feet)



**1st Floor**  
Total area: approx 42.2 sq. metres (454.2 sq. feet)

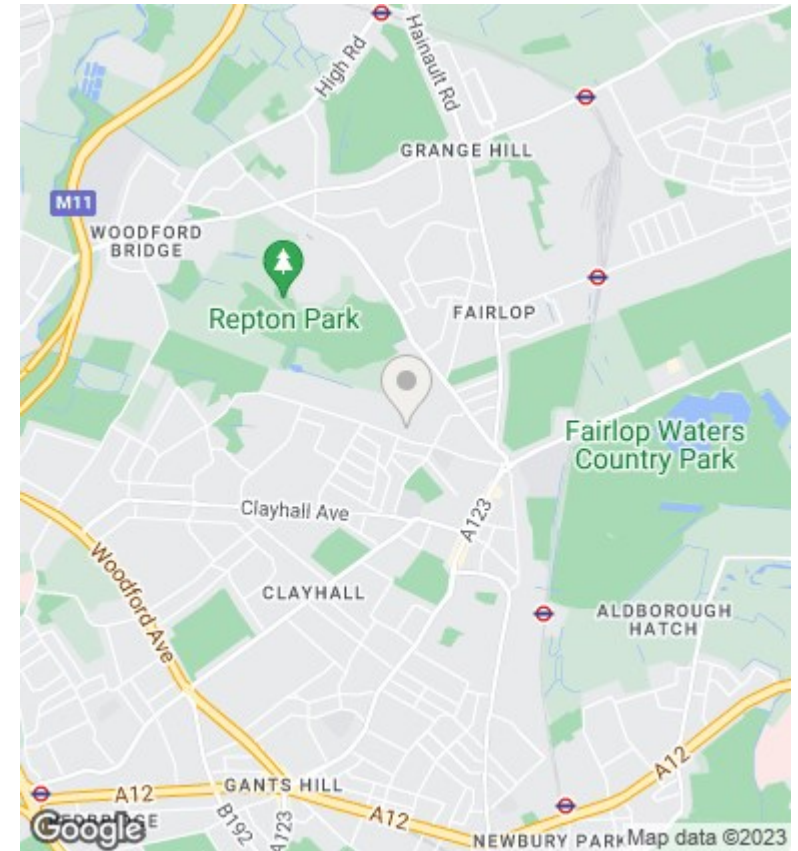


**2nd Floor**  
Total area: approx 41.81 sq. metres (450.0 sq. feet)



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

E

### EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>	<b>78</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	