

DURDEN & HUNT

INTERNATIONAL



High Road, Chigwell IG7

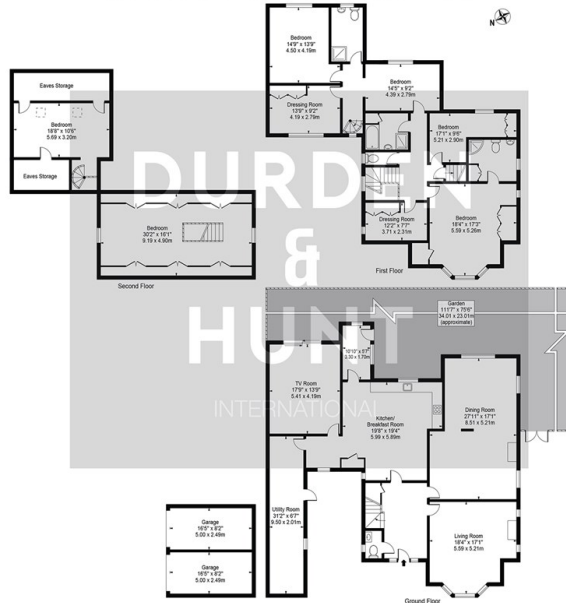
Guide Price £2,750,000

- Six Well Proportioned Bedrooms
- Secure Gated Parking
- Large Kitchen/Breakfast Room With Integrated Appliances
- Prestigious Rolls Park Area
- Detached
- Downstairs W.C
- Substantial Rear Garden With Patio
- Two Detached Garages
- Utility Room
- In Close Proximity To Chigwell Underground Station

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

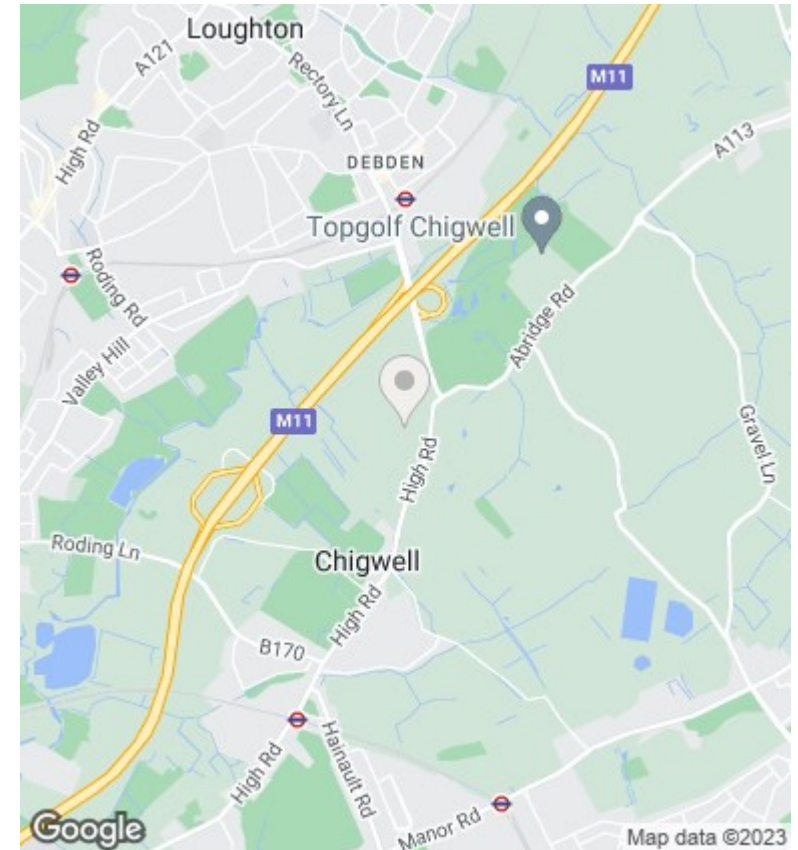
loughton@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk/>

High Road
 Approx. Total Internal Area 4516 Sq Ft - 419.55 Sq M
 (Including Garages & Eaves Storages)
 Approx. Gross Internal Area 4050 Sq Ft - 376.24 Sq M
 (Excluding Garages & Eaves Storage)
 Approx. Gross Internal Area Of Garages 269 Sq Ft - 24.99 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:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		73
(69-80)	C		
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	