

# DURDEN & HUNT

INTERNATIONAL



## Cranbrook Road, Gants Hill IG1

Asking Price £1,300,000

- Nine Well Proportioned Bedrooms
- Separate Dining Room
- Downstairs W.C
- Within Walking Distance To Gants Hill Underground Station
- Semi-Detached
- Two Kitchens
- Spacious Outbuilding To The Rear
- Two Large Reception Rooms
- Three Bathrooms
- Driveway For Ample Parking

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

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

**Cranbrook Road**  
 Approx. Total Internal Area 3902 Sq Ft - 362.51 Sq M  
 (Including Outbuilding & Cellar)  
 Approx. Gross Internal Area Of Outbuilding 414 Sq Ft - 38.46 Sq M  
 Approx. Gross Internal Area 3281 Sq Ft - 304.08 Sq M  
 (Excluding Outbuilding & Cellar)



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.

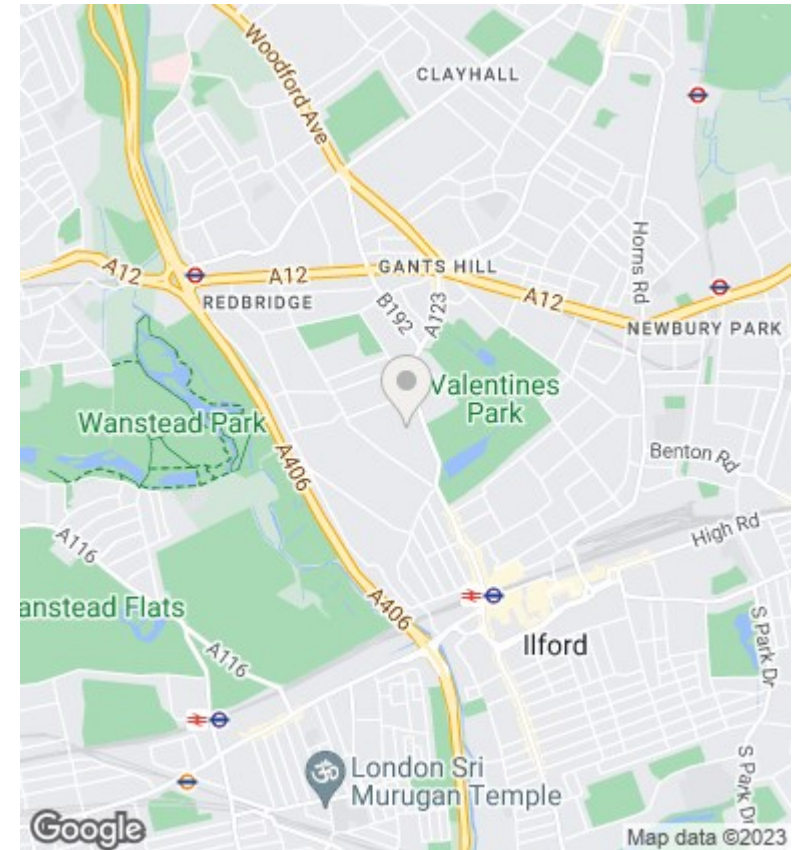
## Viewings

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

## Council Tax Band

## EPC Rating:

D



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		76
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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	