

# DURDEN & HUNT

INTERNATIONAL



## The Avenue, Loughton IG10

£1,100,000

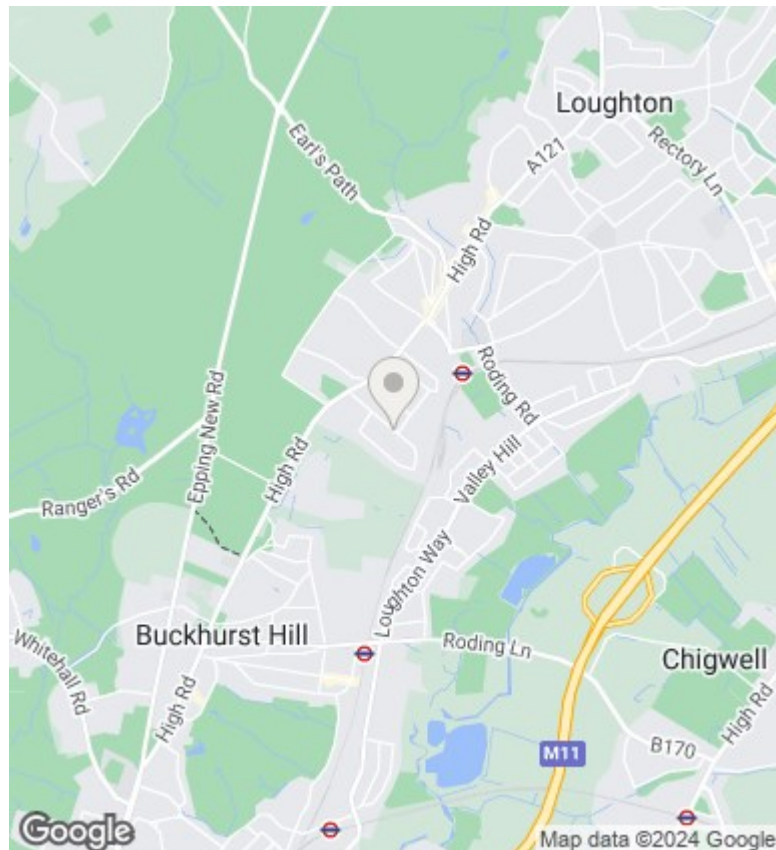
- Detached Home
- Cloakroom
- Family Bathroom
- Excellent Transport Links
- Modern Open Plan Kitchen And Diner
- Utility Room
- Garage And Store Room And Workshop
- Study And Additional Reception Room
- Five bedrooms One Of Which Has An En Suite
- Rear And Front Garden And Off Road Parking

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

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



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### Viewings

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

### Council Tax Band

G

### EPC Rating:

F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>30</b>	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	