

DURDEN & HUNT

INTERNATIONAL



Genas Close, IG6

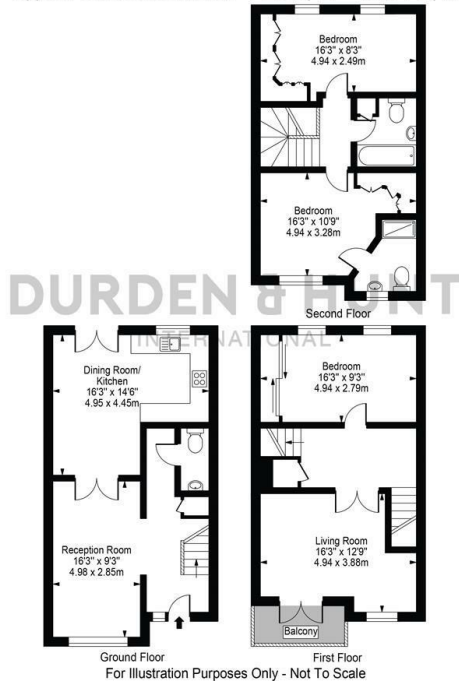
Offers Over £600,000

- Modern Open Plan Kitchen And Dining Room
- Spacious Living Room With Balcony
- Family Bathroom
- Excellent Transport Links
- Reception Room
- Master Bedroom With En Suite And Fitted Wardrobes
- Driveway
- Downstairs Wc
- Two Additional Bedrooms One Of Which Has Fitted Wardrobes
- Garden With Patio Area

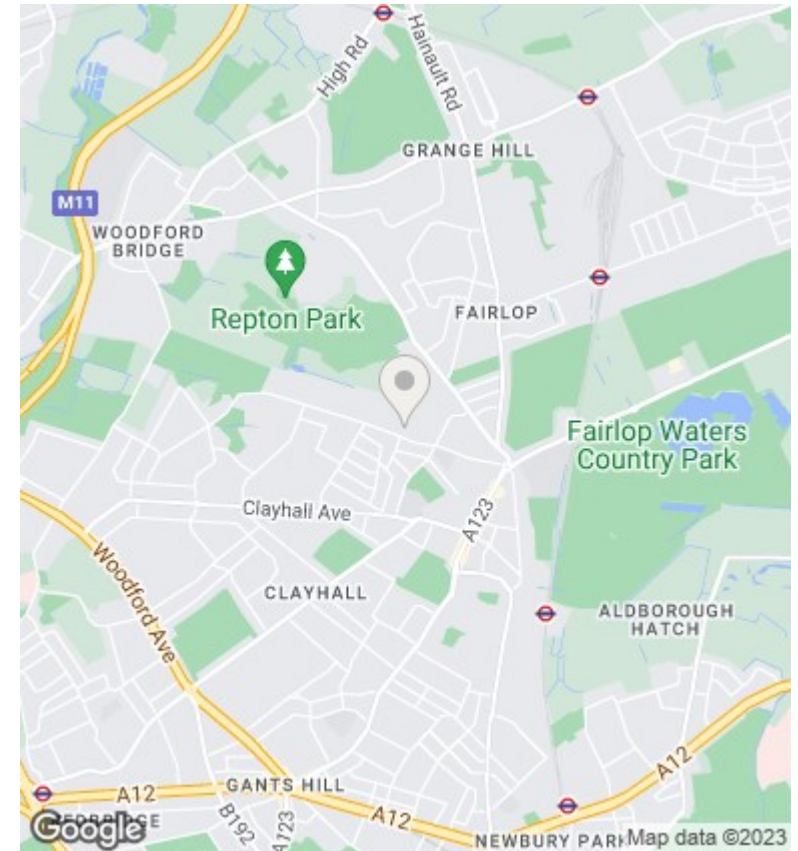
309 High Road, Loughton, Essex, IG10 1AL
0203 026 0160

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

Genas Close
 Approx. Gross Internal Area 1429 Sq Ft - 132.74 Sq M



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

E

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			91
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	