

# DURDEN & HUNT

INTERNATIONAL



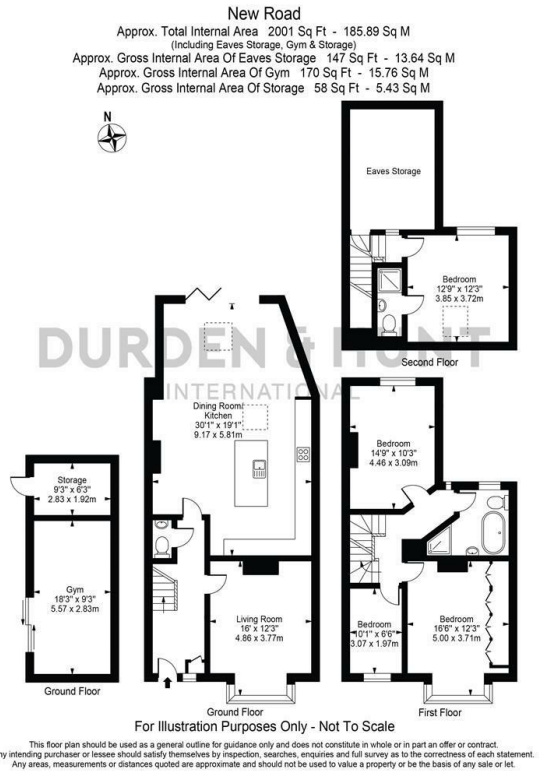
## New Road, London E4

Offers In Excess Of £685,000

- Large Open Plan Kitchen And Dining Room
- Master Bedroom With En Suite And Eaves Storage
- Garden And Patio Area
- Excellent Transport Links
- Good Sized Living Room
- Three Additional Bedroom One Of Which Has Fitted Wardrobes
- Detached Outbuilding
- Downstairs WC
- Contemporary Family Bathroom
- Private Driveway

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

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



### Viewings

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

### Council Tax Band

E

### EPC Rating:

D

| Energy Efficiency Rating                           |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92 plus)  | <b>A</b> |                         | <b>84</b> |
| (81-91)  | <b>B</b> |                         |           |
| (69-80)  | <b>C</b> |                         |           |
| (55-68)  | <b>D</b> | <b>60</b>               |           |
| (39-54)  | <b>E</b> |                         |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| <b>England &amp; Wales</b>                         |          | EU Directive 2002/91/EC |           |