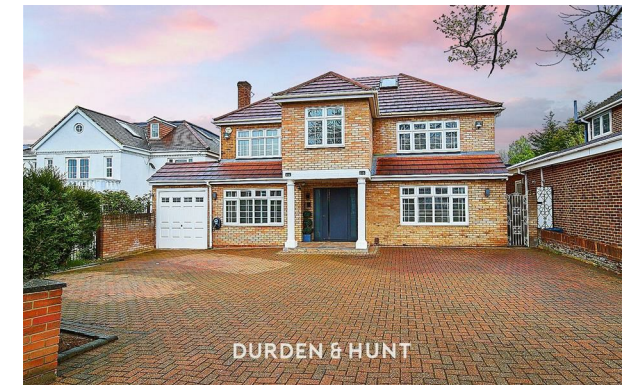


# DURDEN & HUNT

INTERNATIONAL



## Tomswood Road, Chigwell IG7

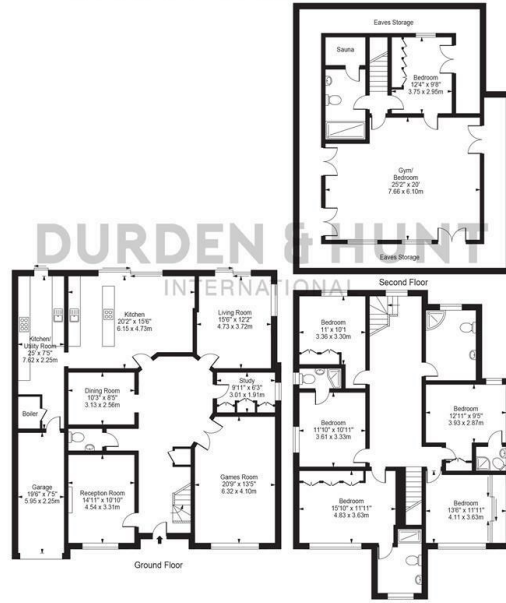
£2,500,000

- Luxury Large Open Plan Kitchen And Dining Area
- Study
- Garden With Patio Area
- Additional Kitchen And Utility Space
- Downstairs WC
- Large Driveway With Space For Multiple Cars
- Four Spacious Reception Rooms
- Seven Good Sized Bedrooms Four Of Which Consists Of En Suites And Three Of Which With Fitted Wardrobes
- Excellent Transport Links

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

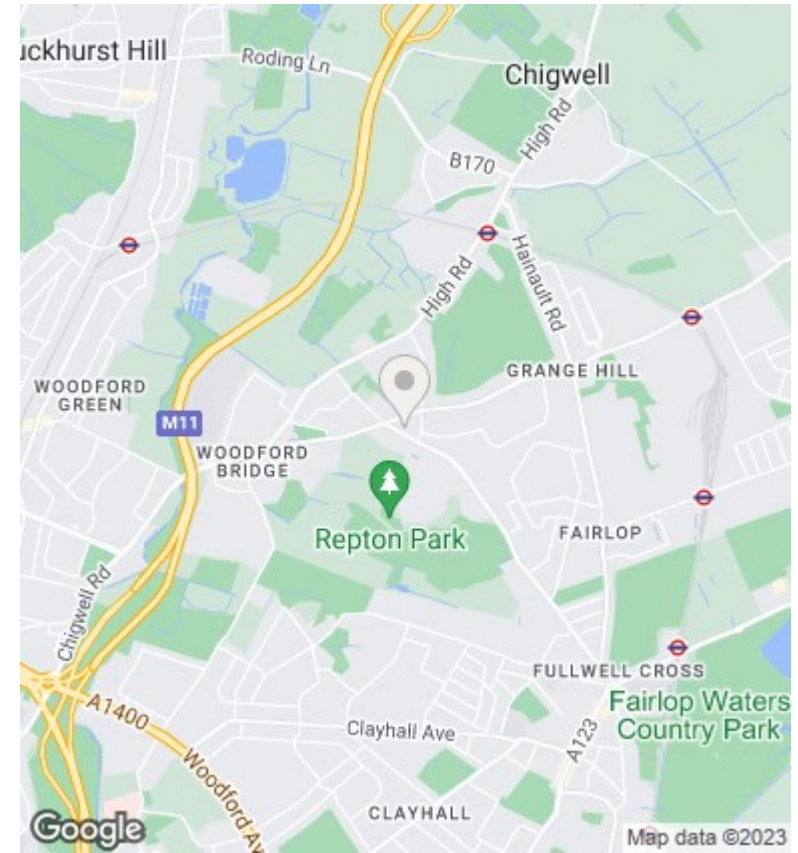
[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

Tomswood Road  
 Approx. Total Internal Area 4518 Sq Ft - 419.78 Sq M  
 (Including Eaves Storage & Garage)  
 Approx. Gross Internal Area 3798 Sq Ft - 352.81 Sq M  
 (Excluding Eaves Storage & Garage)  
 Approx. Gross Internal Area Of Garage 144 Sq Ft - 13.39 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

G

## EPC Rating:

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