

# DURDEN & HUNT

INTERNATIONAL



## Fairview Close, Chigwell IG7

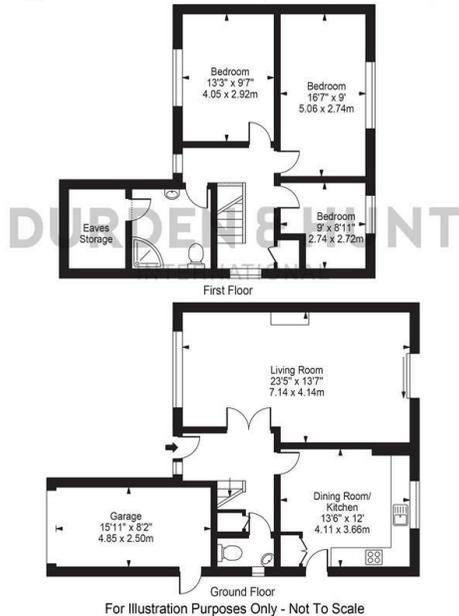
£750,000

- Large Living Room
- Three Well Proportioned Bedrooms
- Garage
- Dining Room And Kitchen
- Family Bathroom With Eaves Storage
- Driveway
- Downstairs WC
- Garden With Patio Area
- Excellent Transport Links

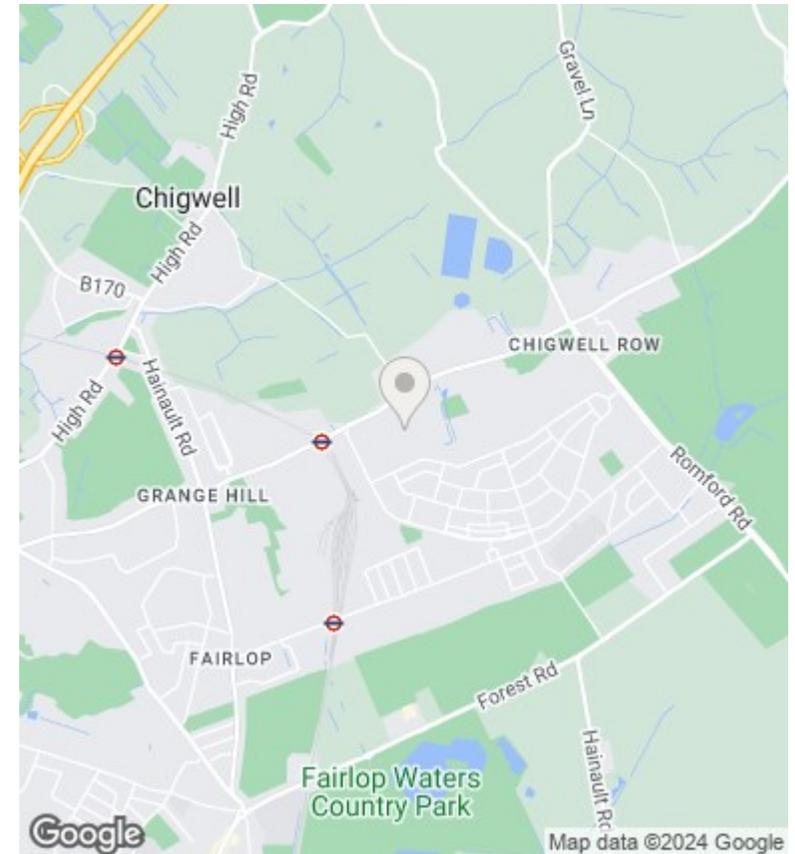
309 High Road, Loughton, Essex, IG10 1AL  
0203 026 0160

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

**Fairview Close**  
 Approx. Total Internal Area 1324 Sq Ft - 123.00 Sq M  
 (Including Garage, Eaves Storage & Restricted Height Area)  
 Approx. Gross Internal Area 1140 Sq Ft - 105.87 Sq M  
 (Excluding Garage, Eaves Storage & Restricted Height Area)  
 Approx. Gross Internal Area Of Garage 131 Sq Ft - 12.13 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

E

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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