

DURDEN & HUNT

INTERNATIONAL



Fencepiece Road, Chigwell IG7

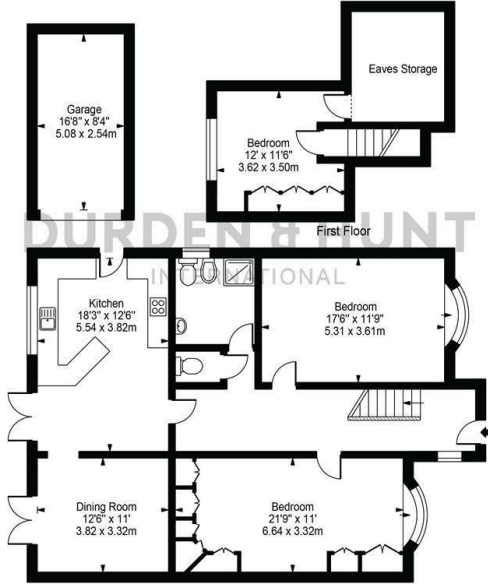
£850,000

- Three Bedrooms, Two With Fitted Wardrobes
- Additional WC
- Large Driveway
- Linked Kitchen And Dining Area
- Garden And Patio Area
- Excellent Transport Links
- Modern Shower Room
- Detached Garage

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

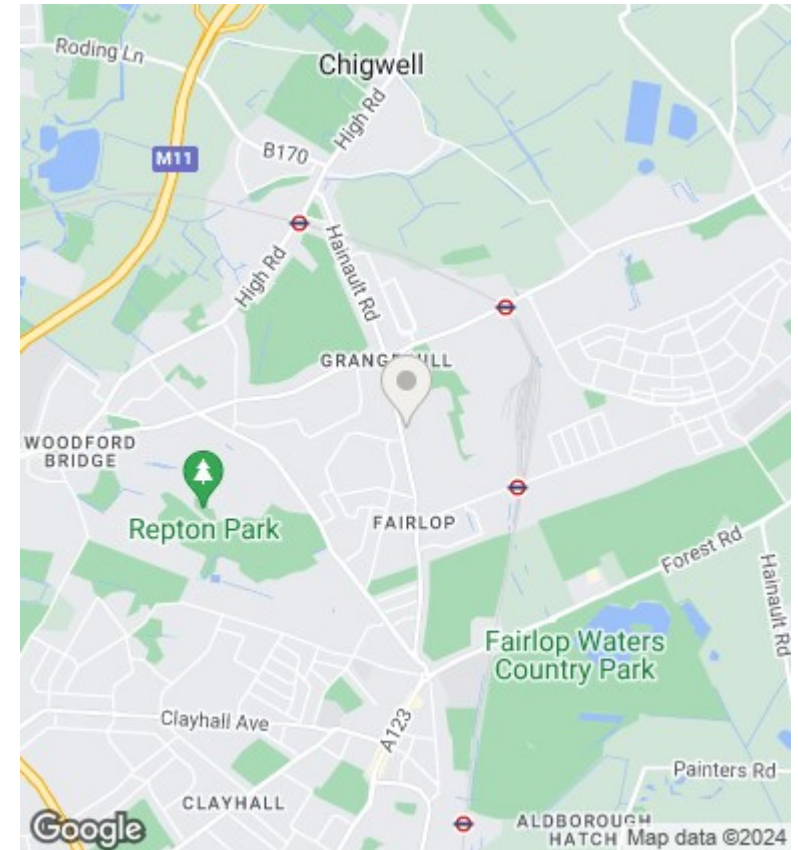
loughton@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk/>

Fencepiece Road
 Approx. Total Internal Area 1387 Sq Ft - 128.90 Sq M
 (Including Eaves Storage, Restricted Height Area & Excluding Garage)
 Approx. Gross Internal Area 1292 Sq Ft - 120.00 Sq M
 (Excluding Eaves Storage, Restricted Height Area & Garage)
 Approx. Gross Internal Area Of Garage 139 Sq Ft - 12.90 Sq M



Ground Floor
 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

F

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	