

# DURDEN & HUNT

INTERNATIONAL



## Tycehurst Hill, Loughton IG10

£2,295,000

- Large Plot
- Modern Dining Room And Kitchen
- Cellar
- Excellent Transport Links
- Sought After Location
- Six Bedrooms Three With En Suites
- Large Garden With Patio Area And Summer House
- Three Spacious Reception Rooms
- Family Bathroom
- Secure Gated Carriage Driveway

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

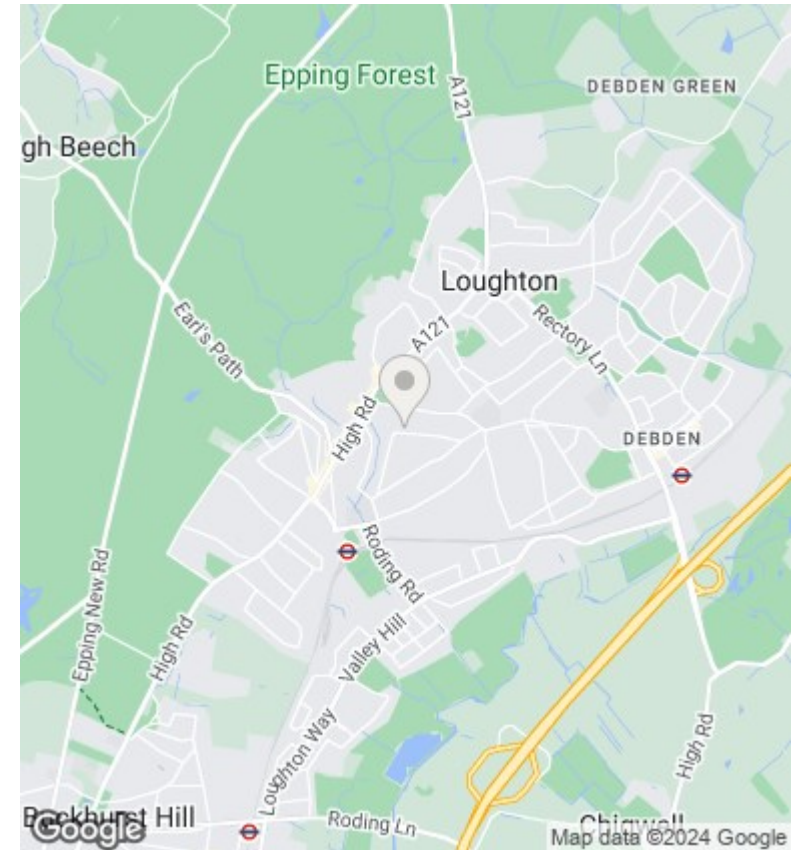
[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

Tycehurst Hill  
 Approx. Total Internal Area 4698 Sq Ft - 436.47 Sq M  
 (Including Eaves Storage, Garage, Summer House & Excluding Void)  
 Approx. Gross Internal Area 4061 Sq Ft - 377.24 Sq M  
 (Excluding Eaves Storage, Garage, Summer House & Void)  
 Approx. Gross Internal Area Of Garage 237 Sq Ft - 22.03 Sq M  
 Approx. Gross Internal Area Of Summer House 105 Sq Ft - 9.71 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:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			78
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(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	