

# DURDEN & HUNT

INTERNATIONAL



## Hanover Gardens, IG6

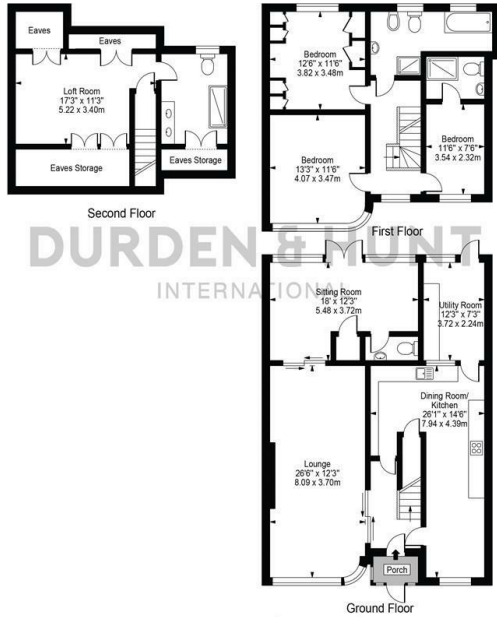
Offers In Excess Of £650,000

- Large Living Room With Linked Sitting Room
- Three Well Proportioned Bedrooms One With En Suite
- Garden with Decking And Patio Area
- Open Plan Kitchen And Dining Area
- Family Bathroom
- Private Driveway
- Separate Utility Space
- Loft Room With En Suite
- 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/>

**Hanover Gardens**  
 Approx. Total Internal Area 2129 Sq Ft - 197.83 Sq M  
 (Including Eaves Storage)  
 Approx. Gross Internal Area 1962 Sq Ft - 182.25 Sq M  
 (Excluding Eaves Storage)



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

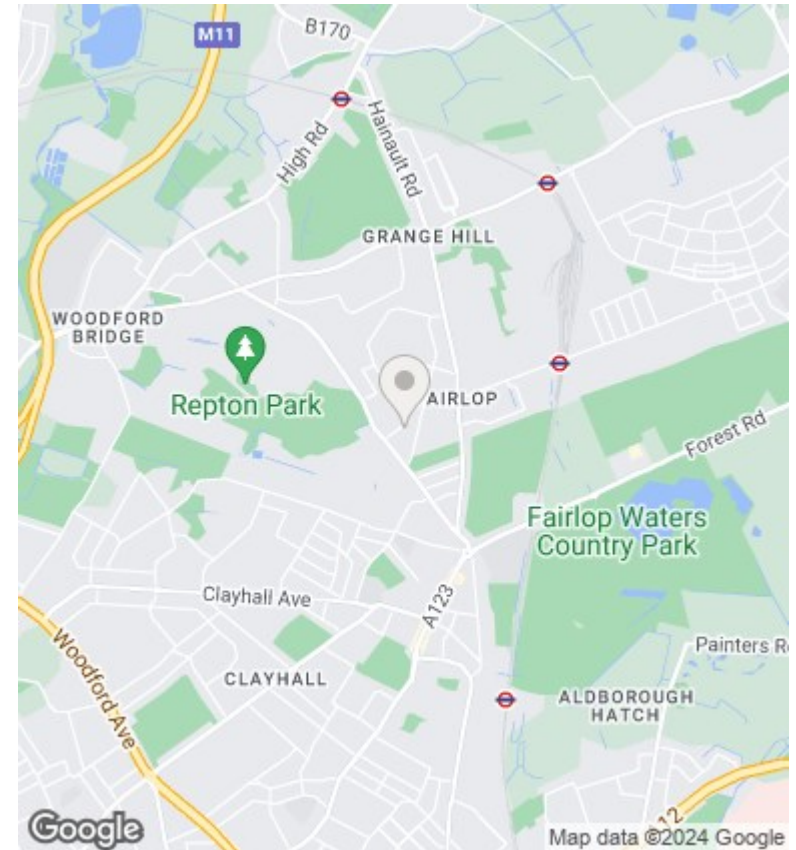
Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

### Council Tax Band

E

### EPC Rating:

D



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	