

# DURDEN & HUNT

INTERNATIONAL



## Debden Close, Woodford Green IG8

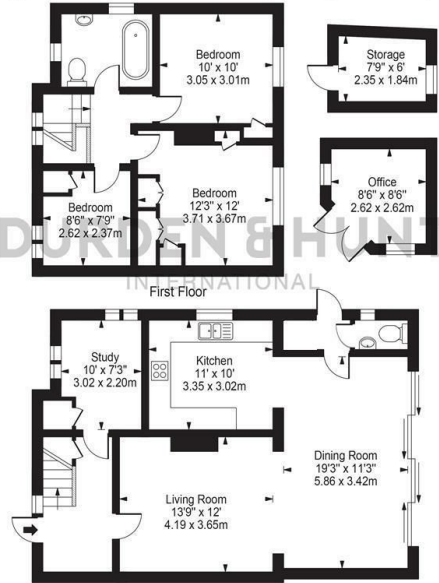
Offers In Excess Of £650,000

- Contemporary Kitchen
- Study
- Modern Family Bathroom
- Living Room
- Downstairs WC
- Garden With Patio And Decking Area, Alongside Storage And An Outbuilding
- Dining Area
- Three Well Proportioned Bedrooms
- Off Road Parking

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

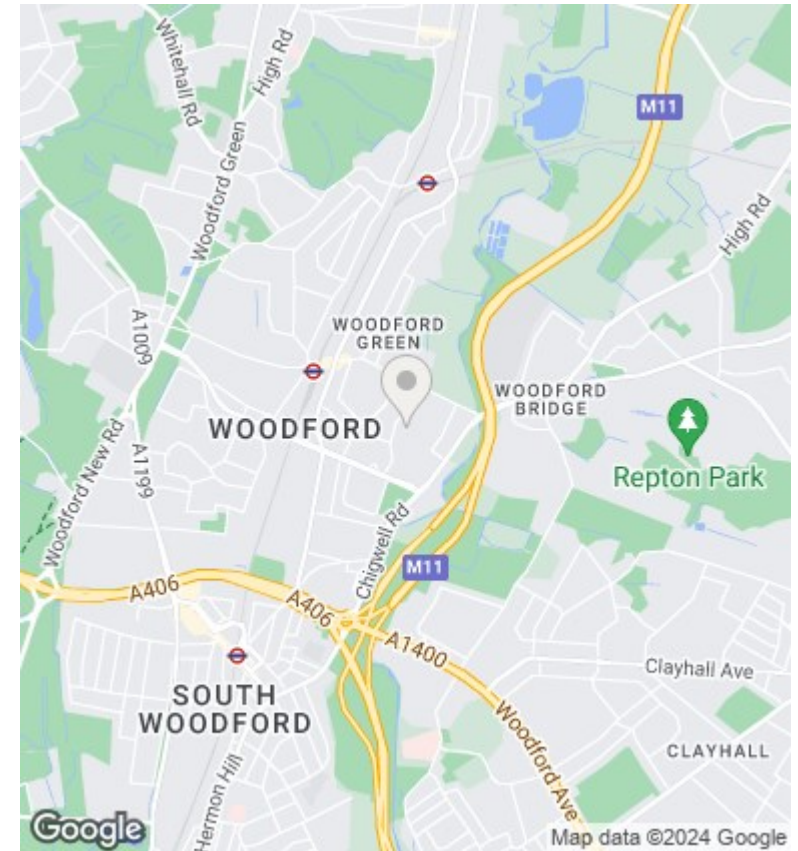
[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

**Debden Close**  
 Approx. Total Internal Area 1293 Sq Ft - 120.14 Sq M  
 (Including Office & Storage)  
 Approx. Gross Internal Area Of Office 65 Sq Ft - 6.04 Sq M  
 Approx. Gross Internal Area Of Storage 45 Sq Ft - 4.20 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

D

## 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>64</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	