

# DURDEN & HUNT

INTERNATIONAL



## Bracken Drive, Chigwell IG7

£1,900,000

- Detached Chalet Bungalow
- Garden With Large Decking Area
- Downstairs Bathroom And Additional Family Bathroom
- Good Transport Links
- Opportunity For Downstairs Living
- Open Plan Kitchen, Living And Dining Room And Multiple Reception Rooms
- Separate Utility Space
- Gated Off Road Parking
- Master Bedroom With En Suite And Four Additional Bedrooms
- Ample Storage

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

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



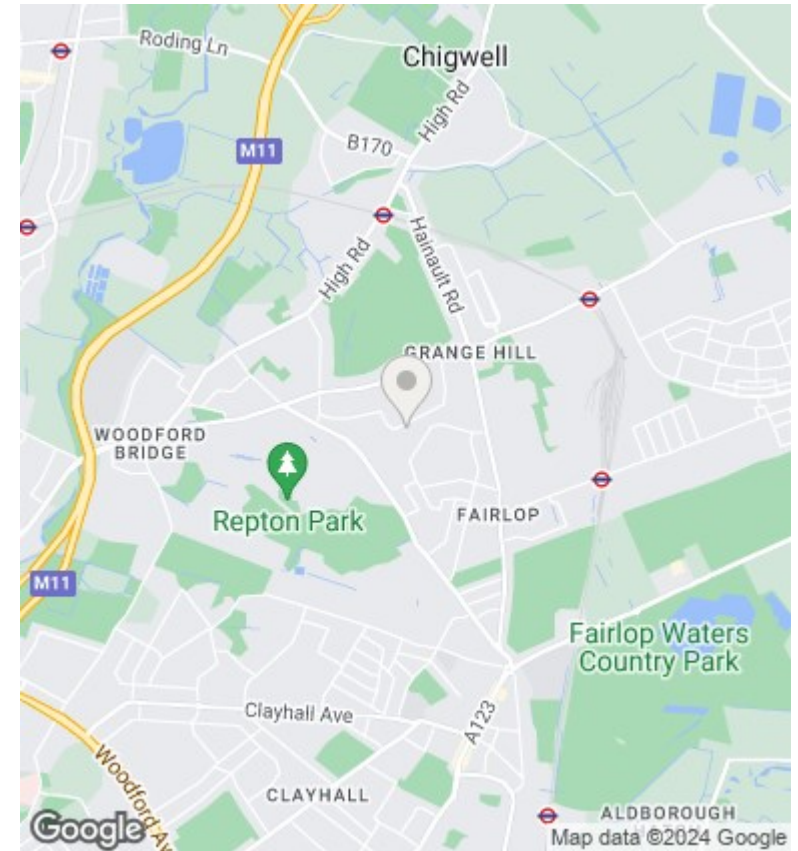
Bracken Drive  
 Approx. Total Internal Area 3612 Sq Ft - 335.59 Sq M  
 (Including Eaves Storage)  
 Approx. Gross Internal Area Of Eaves Storage 272 Sq Ft - 25.28 Sq M



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.

DURDEN & HUNT  
 ESTATE AGENTS



## Viewings

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

## Council Tax Band

G

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		76	83
(69-80) <b>C</b>			
(55-68) <b>D</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	